



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice April 10, 2025**

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to [cricker@town.arlington.ma.us](mailto:cricker@town.arlington.ma.us) by Thursday, April 10, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Thursday, April 10, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Thursday, April 10, 2025 at 7:30 PM in the **Town Hall Annex, First Floor Conference Room, 730 Mass Ave, Arlington, MA 02476**

#### **1. Board Report to Town Meeting**

7:30 pm      The Board will discuss and vote on the Redevelopment Board Report to 2025 Annual Town Meeting.

#### **2. Adjourn**

8:30 pm      (Estimated)



## Town of Arlington, Massachusetts

---

### Board Report to Town Meeting

#### Summary:

7:30 pm      The Board will discuss and vote on the Redevelopment Board Report to 2025 Annual Town Meeting.

#### ATTACHMENTS:

Type	File Name	Description
▢ Report	DRAFT_ATM_2025_ARB_Report_04-09-2025.pdf	DRAFT ATM 2025 ARB Report 04-09-2025



## **Town of Arlington**

### **ARLINGTON REDEVELOPMENT BOARD Report to 2025 Annual Town Meeting**

Rachel Zsembery, Chair

Kin Lau, Vice Chair

Eugene Benson

Shaina Korman-Houston

Stephen Revilak

Claire V. Ricker

Secretary Ex-Officio

Director of the Department of Planning and Community Development

DRAFT as of April 9, 2025

## **Introduction and Overview**

The Arlington Redevelopment Board (ARB) has statutory authority under M.G.L. c. 40A as the Town's planning board (Section 2 of Section 17 of the Town Manager Act) and M.G.L. c. 41 § 81 as the Redevelopment Authority. The ARB was created by a Town Meeting-adopted home rule petition, followed by a State Legislature act to form the ARB in 1971. The Department of Planning and Community Development was created in 1969. The authority and role of the ARB is included in Article 17 of the Town Manager Act. As a planning board, the ARB is charged with developing Arlington's Master Plan; proposing bylaws, regulations, and rules to implement the Master Plan; and applying those bylaws, regulations, and rules as well as conducting site plan review where applicable. The Board serves as the Town's special permit granting authority for projects which require an Environmental Design Review (EDR) as identified in the Zoning Bylaw. The ARB is also the Town's Urban Renewal Authority under M.G.L. Chapter 121B; with Town Meeting approval, the Board may hold property to improve and rehabilitate them to meet community development goals.

The members of the ARB are as follows:

Rachael Zsembery, Chair (term through 6/30/2026)

Kin Lau, Vice Chair (term through 1/31/2027)

Eugene Benson (term through 1/31/2026)

Shaina Korman-Houston (term through 1/31/2026)

Stephen Revilak (term through 9/22/2028)

Claire Ricker, AICP, Director of the Department of Planning and Community Development, serves as Secretary Ex-Officio to the ARB.

## **Zoning Bylaw Articles Overview**

The formal ARB review process for 2025 Annual Town Meeting began in January with the close of the Warrant and will culminate after Town Meeting with a submission by the Town Clerk of any approved zoning amendments to the Attorney General.

When any warrant article proposes to amend the “Zoning Bylaw of the Town of Arlington,” the ARB is required to issue a report with recommendations to Town Meeting. Appearing below are articles that propose to amend the Zoning Bylaw. This report includes a brief discussion of the intent of each proposed amendment followed by a recommended vote of the ARB. The ARB’s vote constitutes its recommendation to Town Meeting. The recommendations of the ARB, and not the original warrant articles, are the actual motions that will be considered by the Town Meeting. An ARB vote of “No Action” means that Town Meeting will be asked to vote that no action be taken on the proposed warrant article.

Changes to the Zoning Bylaw text are shown beneath the recommended votes. Additions to the original Zoning Bylaw text appear as underlined text, while any deletions to the original Zoning Bylaw text appear as ~~strike through~~ text.

The ARB advertisement for the public hearings on the Warrant Articles proposed to amend the Zoning Bylaw appeared in *The Advocate and Star* as required on February 6, February 13, February 27, and March 6, 2025. In accordance with the provisions of the Arlington Zoning Bylaw and Massachusetts General Laws Chapter 40A, the ARB held public hearings and heard public comments on the proposed amendments on February 24, March 10, March 17, and March 24, 2025. The ARB voted on recommended bylaw language at their meeting on Monday, April 7, 2025. At their meeting on April 10, 2025, the ARB voted to submit this report as amended to Town Meeting.

# TABLE OF CONTENTS

Article	Zoning Bylaw Amendment	Page
Article 25	<a href="#">Accessory Dwelling Units</a>	<a href="#">3</a>
Article 26	<a href="#">Transportation Demand Management Plan</a>	<a href="#">8</a>
Article 27	<a href="#">Delete Inland Wetland Overlay District</a>	<a href="#">10</a>
Article 28	<a href="#">Definition of Lot Coverage</a>	<a href="#">14</a>
Article 29	<a href="#">Parking in Residential Districts</a>	<a href="#">15</a>
Article 30	<a href="#">Screening and Buffer Requirements</a>	<a href="#">18</a>
Article 31	<a href="#">Redevelopment Board Jurisdiction</a>	<a href="#">22</a>
Article 32	<a href="#">Rezone B1 Parcels</a>	<a href="#">24</a>
Article 33	<a href="#">Zoning Map Adoption for B1 Rezoning</a>	<a href="#">29</a>
Article 34	<a href="#">Administrative Correction</a>	<a href="#">32</a>
Article 35	<a href="#">Zoning Map Adoption for Administrative Correction</a>	<a href="#">33</a>
Article 36	<a href="#">No Net Loss of Commercial Space for Local Business</a>	<a href="#">34</a>
Article 37	<a href="#">Multi-Family Parking Reduction</a>	<a href="#">35</a>
Article 38	<a href="#">Use Regulations for Residential Districts</a>	<a href="#">36</a>
Article 39	<a href="#">17 Palmer Street to the MBTA Neighborhood District</a>	<a href="#">37</a>
Article 40	<a href="#">Two-Family Construction Allowed by Right in R0 and R1 Residential Zones</a>	<a href="#">38</a>
Article 41	<a href="#">Affordable Housing Overlay District</a>	<a href="#">41</a>
Article 42	<a href="#">Amendment of Zoning Map to Include Affordable Housing Overlay District</a>	<a href="#">42</a>
Article 43	<a href="#">Public Shade Trees</a>	<a href="#">43</a>
Article 44	<a href="#">Affordable Housing Overlay District</a>	<a href="#">45</a>
Exhibits	<a href="#">Exhibit “A”</a> – Article 32 <a href="#">Exhibit “B”</a> – Article 33 <a href="#">Exhibit “C”</a> – Article 35 <a href="#">Exhibit “D”</a> – Article 39	<a href="#">46</a> <a href="#">52</a> <a href="#">59</a> <a href="#">60</a>

## SUMMARY OF RECOMMENDED VOTES OF THE REDEVELOPMENT BOARD

The final night of the Public Hearing for Warrant Articles for 2025 Annual Town Meeting, at which all votes were taken, was [April 7, 2025](#).

Article	Date of Initial ARB Hearing (with link to ACMi Recording)	Recommendation to Town Meeting
Article 25	<a href="#">March 10, 2025</a>	Favorable Action (5-0)
Article 26	<a href="#">March 10, 2025</a>	Favorable Action (5-0)
Article 27	<a href="#">March 10, 2025</a>	Favorable Action (5-0)
Article 28	<a href="#">February 24, 2025</a>	Favorable Action (5-0)
Article 29	<a href="#">February 24, 2025</a>	Favorable Action (5-0)
Article 30	<a href="#">February 24, 2025</a>	Favorable Action (5-0)
Article 31	<a href="#">February 24, 2025</a>	Favorable Action (5-0)
Article 32	<a href="#">March 24, 2025</a>	Favorable Action (5-0)
Article 33	<a href="#">March 24, 2025</a>	Favorable Action (5-0)
Article 34	<a href="#">March 24, 2025</a>	Favorable Action (5-0)
Article 35	<a href="#">March 24, 2025</a>	Favorable Action (5-0)
Article 36	<a href="#">March 17, 2025</a>	No Action (5-0)
Article 37	<a href="#">March 17, 2025</a>	No Action (5-0)
Article 38	<a href="#">March 17, 2025</a>	No Action (4-1)
Article 39	<a href="#">March 24, 2025</a>	Favorable Action (5-0)
Article 40	<a href="#">March 17, 2025</a>	Favorable Action (3-2)
Article 41	<a href="#">March 24, 2025</a>	No Action (4-0)
Article 42	<a href="#">March 24, 2025</a>	No Action (4-0)
Article 43	<a href="#">March 17, 2025</a>	Favorable Action (4-1)
Article 44	<a href="#">March 17, 2025</a>	No Action (4-0)

## ARTICLE 25:

### ACCESSORY DWELLING UNITS

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

#### ARTICLE 25

#### ZONING BYLAW AMENDMENT / ACCESSORY DWELLING UNITS

To see if the Town will vote to amend Section 2: Definitions, Section 5.4.2.B.(6) Large Additions, Section 5.4.2.B.(7) Garages, Section 5.10.2 Accessory Dwelling Units, and Section 6.1.4 Parking, of the Zoning Bylaw, to revise the requirements for permitting accessory dwelling units as-of-right or by special permit; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### DISCUSSION

In 2024, Massachusetts passed the Affordable Homes Act, which includes provisions to encourage the production of accessory dwelling units (ADUs) throughout the Commonwealth with the goal of increasing housing options for households of all income levels and at all stages of life. This law establishes that certain ADUs are protected from municipal zoning restrictions that would prohibit, unreasonably restrict, or require a special permit for a single ADU in a single-family residential zoning district through M.G.L. c. 40A, § 3, otherwise known as the Dover Amendment. A Single-Family Residential Zoning District is defined as any zoning district where single-family residential dwellings are a permitted or allowable use, including any zoning district where single-family dwellings are allowed either by-right or by Special Permit.

Essentially, under state law, one ADU per lot in a single-family residential zoning district is permitted by-right (without the need for a special permit or variance) subject to the following conditions:

1. Internal, attached, and detached ADUs are not greater than 900 square feet or ½ of the gross floor area of the principal dwelling, whichever is smaller.
2. No owner-occupancy requirements on either the principal dwelling or ADU.
3. No unreasonable restrictions on the creation or rental of an ADU not being used as a short-term rental.
4. No use or occupancy restrictions.
5. Not more than 1 parking space is required for the ADU, and NO additional parking shall be required for an ADU within 0.5 miles from a commuter rail station, subway station, or bus stop.

Arlington Town Meeting adopted an ADU bylaw in 2021 that currently allows one ADU of up to 900 square feet or ½ of the gross floor area of the principal dwelling, whichever is smaller, per principal dwelling unit in any Residential or Business District as an accessory use to a single-family, two-family, or duplex dwelling, subject to certain conditions, and does not require additional parking spaces. While many provisions of Arlington's existing ADU section of the bylaw comply with the new state ADU law and regulation, some parts of the bylaw require amendment in order to achieve compliance:

1. The definition for calculating Gross Floor Area has been amended to measure from the **interior** face, rather than exterior face, of an exterior wall, to be consistent with the State definition.



2. The purposes in Section 5.10.2.A. are amended to identify ADUs as a method for increasing housing options for smaller households of all income levels, and removes references to familial relationships, local preference, or language that may violate fair housing laws.
3. Section 5.10.2.B.(1)b) has been amended to clarify that an ADU is not subject to the large additions regulations in Section 5.4.2.B(6).
4. Section 5.10.2.B.(1)d) has been amended to require a special permit for a second ADU on a lot, as required by the state law and regulations.
5. Section 5.10.2.B.(1)e) has been amended to clarify the rules for an ADU proposed for a setback.
6. Section 5.10.2.C.(1) and Section 5.10.2.C.(2) are eliminated because they conflict with the State's prohibition on owner-occupancy requirements or use restrictions.
7. Section 5.10.2.C.(3) is an administrative correction to correct a reference to an updated Section of the zoning bylaw.
8. Section 8.1.3.D. clarifies that creating an ADU does not impact the nonconforming status of an existing dwelling or accessory building.

The ADU bylaw will continue to ban the short-term rental of ADUs.

The Board determined that revisions to the ADU bylaw are necessary to maintain compliance with State law and regulations. These revisions were drafted after numerous conversations and discussion among DPCD staff, members of the ARB and Zoning Board of Appeals, the Inspectional Services Director, and Town Counsel.

#### **VOTE AND RECOMMENDATION TO TOWN MEETING**

---

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

#### **DRAFT AMENDMENT**

---

**Amend SECTION 2, Definitions, as follows:**

Accessory Dwelling Unit (ADU): A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, which may be detached, attached, or internal to the principal dwelling.

Gross Floor Area: The sum of the horizontal areas of all stories of a building or buildings on a lot, measured from the ~~exterior~~ interior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall as regulated under Section 5.3.22.

**Amend Section 5.10.2. Accessory Dwelling Units, as follows:**

- A. Purpose. The purpose of this Section 5.10.2 ~~includes~~ is to allow for Accessory Dwelling Units (ADUs) to accomplish the following purposes:
  - (1) Increase housing production to address local and regional housing needs across all income levels and at all stages of life.
  - (2) Enable property owners to age in place, to downsize, or to earn supplemental income from investing in their properties.

- (3) Provide a more moderately priced housing option to serve smaller households and persons of all income levels and ages.
- (4) Develop small-scale infill housing that provides gentle/hidden density without detracting from the existing character of the affected neighborhoods.
- ~~(1) Promoting the use of accessory dwelling units as a means of providing Arlington property owners with an opportunity to age in place, to create independent living space for elderly, disabled or other family or household members, to downsize or to earn supplemental income from investing in their properties.~~
- ~~(2) Helping Arlington residents to conserve and grow their own property values.~~
- ~~(3) Encouraging housing for persons of all income levels and ages.~~
- ~~(4) Encouraging an orderly expansion of the tax base without detracting from the existing character of the affected neighborhoods.~~

#### B. Requirements

- (1) ~~In any Residential District or Business District, an~~ An accessory dwelling unit is permitted as an accessory use to a principal dwelling in any Residential District, and an accessory dwelling unit is permitted as an accessory use to a principal dwelling for a ~~any~~ single-family dwelling, two-family dwelling, ~~or and~~ duplex dwelling in any Business district, if ~~all of~~ the following conditions are met:
  - a) An accessory dwelling unit shall ~~be not be~~ larger in floor area than one-half of the gross floor area of the principal dwelling or 900 square feet, whichever is smaller. For the avoidance of doubt, where an accessory dwelling unit is created by converting a portion of an existing principal dwelling to an accessory dwelling unit, the gross floor area of the resulting accessory dwelling unit shall be measured relative to the gross floor area of the resulting principal dwelling (as affected by or in connection with the conversion).
  - b) Any alteration causing an expansion of or addition to a building in connection with an accessory dwelling unit shall not be subject to the provisions of Section 5.4.2.B(6) if and to the extent section 5.4.2.B(6) is otherwise applicable to such alteration or addition.
  - c) An accessory dwelling unit shall maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling, sufficient to meet the requirements of the State Building Code for safe egress.
  - d) ~~No more than one~~ One (1) accessory dwelling unit on a lot is allowed per principal dwelling unit is permitted as of right, providing the unit complies with the requirements of this Bylaw. A second accessory dwelling unit may be allowed for a second principal dwelling on the same lot if the applicable Special Permit Granting authority, acting pursuant to Section 3.3, grants a Special Permit upon finding that the adverse effects of a second accessory dwelling unit will not outweigh the beneficial impacts to the neighborhood or town, considering the characteristics of the site and of the proposal in relating to the site, providing the second accessory dwelling unit complies with the requirements of this Bylaw.
  - e) An accessory dwelling unit may be located in (i) the same building as the principal dwelling unit or as an expansion to such building; (ii) a building that is attached to the principal dwelling unit; or (iii) an accessory building that conforms to the setback requirements of this Bylaw for accessory structures in the district in which is it located.

~~which~~ An accessory building shall not constitute a principal or main building by the incorporation of the accessory dwelling unit, ~~provided that if such~~ If an accessory building is located within ~~6 feet of a lot line~~ the setback, then such accessory dwelling unit shall be allowed only if the ~~Board of Appeals~~ applicable Special Permit Granting Authority, acting pursuant to Section 3.3, grants a ~~sSpecial p~~Special Permit upon its finding that the ~~creation~~ location of such accessory dwelling unit is not substantially more detrimental to the neighborhood ~~or town~~ than the use of such accessory building as a private garage or other allowed use.

- f) An accessory dwelling unit shall not be used as a short-term rental, in accordance with Title V, Article 18, Section 3 of the By-Laws of the Town of Arlington.
  - g) An accessory dwelling unit shall be subject to all applicable requirements of the State Building Code and State Fire Code (including any such requirements, if and as applicable, which prohibit openings, including windows, in exterior walls of dwellings located within a certain distance from the property line).
- (2) The creation or addition of an accessory dwelling unit shall not change the zoning classification of the property in question and shall not affect any zoning relief previously obtained for such property. By way of example only (and without limitation), a single-family dwelling having an accessory dwelling unit shall continue to be classified as a single-family dwelling for single-family use under the Zoning Bylaw; a two-family dwelling having an accessory dwelling unit shall continue to be classified as a two-family dwelling for two-family use under the Zoning Bylaw; and a duplex having an accessory dwelling unit shall continue to be classified as a duplex dwelling for duplex use under the Zoning Bylaw.
  - (3) No off-street parking spaces are required in connection with the creation or addition of an accessory dwelling unit.
  - (4) An accessory dwelling unit shall not be owned separately from the principal dwelling unit with which such accessory dwelling unit is associated.

#### C. Administration

- ~~(1) Prior to the issuance of a building permit for an accessory dwelling unit, the owner must deliver an affidavit to the building inspector stating that the owner or a family member of the owner will reside in either the principal dwelling unit or the accessory dwelling unit upon completion of the accessory dwelling unit.~~
- ~~(2) The creation or addition of an accessory dwelling unit to a principal dwelling unit shall not be subject to the foregoing paragraph 5.9.2.C(1) if the principal dwelling unit and accessory dwelling unit are owned by a non-profit or governmental entity and the accessory dwelling unit is restricted as an affordable unit.~~
- ~~(3) In the event of any conflict or inconsistency between the provisions of this Section 5.910.2 or Section 8.1.3.D, on the one hand, and any other provisions of this Bylaw, the provisions of this Section 5.910.2 and Section 8.1.3.D shall govern and control.~~

**Amend Section 8.1.3. Nonconforming Single-Family or Two-Family Dwellings, as follows:**

[...]

- D. The creation or addition of an accessory dwelling unit ~~within an existing singlefamily dwelling, two-family dwelling, or duplex dwelling, or within an existing accessory building on the same lot as any such dwelling,~~ does not increase or affect the nonconforming nature of said existing dwelling or accessory building, and shall not cause such dwelling or accessory building to become non-conforming or result in any additional dimensional requirements with respect to such dwelling or accessory building, provided that such creation or addition of an accessory dwelling unit neither expands the footprint nor the height of said dwelling or accessory building, in each case except (i) for changes necessary to provide for required egress or other modification to meet the State Building Code and State Fire Code, (ii) for any projects allowed under Section 5.3.9, and (iii) to the extent authorized by a special permit issued pursuant to ~~clause (iii) of Section 5.10.2.B(1), fifth bullet.~~

## ARTICLE 26: TRANSPORTATION DEMAND MANAGEMENT PLAN

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### **ARTICLE 26                      ZONING BYLAW AMENDMENT / TRANSPORTATION DEMAND MANAGEMENT PLAN**

To see if the Town will vote to amend Section 6.1.5 Parking Reductions in Business, Industrial, and Multi-Family Residential Zones, of the Zoning Bylaw, to adjust the requirements for Transportation Demand Management plans and methods; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **DISCUSSION**

---

Currently the Zoning Board of Appeals or the Arlington Redevelopment Board may allow the reduction of the required parking for a project to 25% of the requirement if the proposed parking is deemed adequate and if at least three Transportation Demand Management (TDM) practices as described in Section 6.1.5.C are incorporated into the project, as evidenced by provision of a TDM plan by the project proponent. This reduction in parking is allowable in the R5 to R7, Business, and Industrial zones, as well as the MBMF and NMF (Multi-Family Housing) Overlay Districts. In practice, the Redevelopment Board has found that the requirement that the TDM plan incorporate three TDM methods is impractical for projects at smaller scales, including commercial, residential, and mixed-use projects. Research indicates that smaller projects, those with less than ten residential units and less than 3,000 square feet of commercial space, have the most difficulty in meeting these requirements, as they typically lack adequate space to accommodate physical TDM methods such as providing bike parking in addition to what is required, and may have limited resources to implement programmatic TDM measures such as subsidized transit passes. Article 26 would make it more feasible for projects with fewer than 10 residential units and less than 3,000 square feet of commercial space to qualify for a parking reduction by only requiring them to provide two, rather than three, TDM methods.

In addition, this article would add two additional TDM methods: charging stations for electric bicycles and scooters, and location near a subway station or bus stop with frequent bus service.

#### **VOTE AND RECOMMENDATION TO TOWN MEETING**

---

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

#### **DRAFT AMENDMENT**

---

**Amend SECTION 6.1.5, as follows:**

##### **6.1.5 Parking Reduction in Business, Industrial, and Multi-Family Residential Zones**

- C. Transportation Demand Management (TDM): Any request for parking reduction must include a plan to reduce demand for parking. TDM provides incentives to reduce the use of Single Occupant ~~Occupancy~~ Vehicles and encourages the use of public transit, bicycling, walking, and

ridesharing. All projects requesting a parking reduction must ~~employ~~ provide at least three TDM methods described below, except projects with fewer than ten residential units and with less than 3,000 square feet of commercial space, which must provide at least two TDM methods described below:

- (1) Charge for parking on-site;
- (2) Pay a stipend to workers or residents without cars;
- (3) Provide preferential parking for carpooling vehicles;
- (4) Provide a guaranteed emergency ride home;
- (5) Provide transit pass subsidies;
- (6) Provide covered bicycle parking and storage, if otherwise not required;
- (7) Provide bicycle or car sharing on site;
- (8) Provide showers for business or industrial uses;
- (9) Provide charging stations for electric bicycles and scooters;
- (10) For projects with residential units, be located within a quarter-mile walk of a subway station or of a bus stop with scheduled bus service at least every 30 minutes, 7 days per week, between the hours of 6 AM and 10 PM.
- (11) ~~(9)~~ Other means acceptable to the applicable Special Permit Granting Authority.

## ARTICLE 27:

# DELETE INLAND WETLAND OVERLAY DISTRICT

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### **ARTICLE 27                      ZONING BYLAW AMENDMENT / DELETE INLAND WETLAND OVERLAY DISTRICT**

To see if the Town will vote to delete Sections 4.1.2(2) and 5.8, Inland Wetland District, of the Zoning Bylaw, and adjust the numbering of subsequent sections; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **DISCUSSION**

Article 27 proposes to remove the Inland Wetland District (IWD) from the Zoning Bylaw, as recommended by the Redevelopment Board, the Conservation Commission, the Zoning Board of Appeals, the Department of Planning and Community Development (DPCD), and in consultation with the Inspectional Services Department. The original intent of the IWD was to regulate land use within wetland areas in lieu of other legal protections at the time. The IWD was established before the state adopted a comprehensive Wetlands Protection Act in 1972 and Conservation Commissions were given the responsibility and authority to protect wetlands. The state wetlands protection regulations have been updated many times since to increase protections and stay current with wetlands science. In addition, the town has a wetlands protection bylaw, which provides even more protection for wetlands than does state law. Significantly, the IWD's definitions are unclear and unenforceable by Town government. Existing permitting processes address wetland protection to a fuller extent than the IWD. The development conditions set by the IWD are more comprehensively addressed by the Town at multiple points, including through the Conservation Commission and the Department of Public Works, as well as the Zoning Board of Appeals and Redevelopment Board.

Deleting the IWD will not create any gaps in wetlands protection, which is better accomplished through non-zoning means, as reflected in the Town's existing permitting processes. The responsibilities that the IWD was meant to cover are already managed by the Conservation Commission and other existing regulations:

*Protection of Water Bodies:* The Conservation Commission is responsible for safeguarding streams, ponds, and wetlands in Arlington. It operates under strong laws, including the Wetlands Protection Act, which provides comprehensive protection. Arlington's Conservation Commission is well-equipped and has some of the strictest regulations in the state.

*Flood and Contamination Safety:* The Zoning Bylaw contains a separate Floodplain District that is more effective than the IWD in protecting against flooding and contamination. The standards in this district are higher, and the Conservation Commission has jurisdiction in these areas, ensuring thorough protection.

*Groundwater Protection:* The Conservation Commission also manages groundwater protection under the Wetlands Protection Act and local bylaws. Even though Arlington relies on the Massachusetts Water Resource Authority for its water supply, the Conservation Commission is the authority on protecting groundwater.

*Development Near Watercourses:* The IWD focuses only on streams and rivers, leaving out other important water bodies and wetlands. The Conservation Commission is responsible for overseeing any development near all types of wetlands, ensuring better protection than the IWD provides.

*Watershed Conservation:* While the IWD aims to conserve watershed areas, its language is vague and lacks clear standards. All of Arlington is part of the Charles River or Mystic River watersheds, and the IWD does not specify how to protect these areas effectively.

Furthermore, the IWD is outdated, redundant, and in some cases not usable for the following reasons:

*Overlapping Regulations:* The IWD duplicates efforts already covered by the Conservation Commission and other regulations, which are more effective and comprehensive. As the IWD was written to function as a standalone regulatory tool it does not “talk” to existing permitting processes.

*Inaccurate Definitions:* The definitions in the IWD are often incorrect or inconsistent. For example, wetlands are not defined by elevation, and the IWD’s definitions conflict with established laws, leading to confusion. By itself, the IWD offers less protection.

*Technical Challenges:* Some terms used in the IWD, like “shallow depth to water table,” are difficult to define accurately and consistently, making it nearly impossible to enforce. Also, although the IWD is an overlay district, it has not been mapped and does not appear on the Zoning Map, in part because of the impracticality of designating all land having a shallow depth to water table, making its use questionable.

These deficiencies demonstrate why the IWD should not stay in the bylaw as an added protective measure. The overlap in jurisdiction between various Town bodies and the Conservation Commission is potentially confusing and detrimental to overall wetlands protection efforts.

In summary, the IWD is no longer necessary for wetlands protection in Arlington and has significant problems to use. The existing regulations and the work of the Conservation Commission provide far more robust safeguards for our water bodies and surrounding areas. Removing the IWD will improve the regulatory process without compromising environmental protection.

#### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

#### **DRAFT AMENDMENT**

**Amend SECTION 4.1.2, Overlay Districts, as follows:**

##### **4.1.2. Overlay Districts**

- (1) Floodplain District
- ~~(2) Inland Wetland District~~
- ~~(3)~~ (2) Multi-Family Housing Overlay Districts

**Delete SECTION 5.8, Inland Wetland District, as follows:**

##### **~~5.8 INLAND WETLAND DISTRICT~~**



**5.8.1. Purpose**

The purpose of Section 5.8 is to:

- A. Preserve and protect the streams, water bodies, and other watercourses, including wetlands, in the Town of Arlington.
- B. Protect the health and safety of persons and property against the hazards of flooding and contamination.
- C. Preserve and maintain the groundwater table for potential water supply purposes.
- D. Protect the community against the detrimental use and development of lands adjoining such watercourses.
- E. Conserve the watershed areas in Arlington for the health, safety, and welfare of the public.

**5.8.2. Definition**

The Inland Wetland District is superimposed over any other district established by this Bylaw and includes the following areas:

- A. All lands within the elevations shown on the Wetland and Floodplain Overlay Map of the Zoning Map and designated as wetlands as defined by the Massachusetts Wetlands Protection Act, G.L. c.131 §40, and the implementing regulations, 310 CMR 10.00, as well as the Town of Arlington Bylaw for Wetlands Protection (Title V, Article 8), and the Wetland Protection Regulations (Regulations) promulgated thereunder. These include lakes, ponds and swamps.
- B. All land area along all perennial rivers, brooks, and streams as defined by the Massachusetts Wetlands Protection Act, G.L. c.131 §40, and the implementing regulations, 310 CMR 10.00, as well as the Town of Arlington Bylaw for Wetlands Protection (Title V, Article 8), and the Wetland Protection Regulations (Regulations) promulgated thereunder for a horizontal distance of 200 feet from the center line thereof are included in the Inland Wetland District.
- C. All lands designated on the zoning map as having a shallow depth to water table. These lands are the poorly and very poorly drained mineral soils, and very poorly drained soils formed in organic deposits. Poorly drained mineral soils have a water table at or near the surface for at least 7 to 9 months during the year. The water table remains at or close to the surface of very poorly drained mineral and organic soils throughout most of the year.

**5.8.3. Applicability**

Any proposed use to be located within the limits of the Inland Wetland District as determined by the Building Inspector under Section 3.1 of this Bylaw shall be governed by all regulations of this Section as well as all other applicable provisions of this Bylaw.

**5.8.4. Permitted Uses**

Municipal use, such as waterworks, pumping stations, and parks, is permitted under this section. Land in the Inland Wetland District may be used for any purpose otherwise permitted in the underlying district except that:

- A. No structure intended for human occupancy or use on a permanent basis having water and sewerage facilities and no other building, wall, dam or structure (except flagpoles, signs, and the like) intended for permanent use shall be erected, constructed, altered, enlarged, or otherwise created or moved for any purpose unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued. However, a structure existing at the time this

~~Bylaw becomes effective may be reconstructed or repaired after a fire or other casualty, as provided in Section 8.1.8 of this Bylaw.~~

- ~~B. Dumping, filling, excavating, or transferring of any earth material within the district is prohibited unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued. However, this paragraph does not prohibit ordinary gardening activities in lawn or garden areas which are used for such purposes at the time this Bylaw became effective.~~
- ~~C. No ponds or pools shall be created or other changes in watercourses, for swimming, fishing, or other recreational uses, agricultural uses, scenic features, or drainage improvements or any other uses unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued.~~

#### **5.8.5. Procedures**

~~Applications for a special permit shall be filed in accordance with the rules and regulations of the Special Permit Granting Authority and G.L. c. 40A, as outlined in Section 3. Such conditions shall include, where applicable, approval by the Board of Appeals, Arlington Redevelopment Board, Conservation Commission, the Massachusetts Department of Environmental Protection, and/or the Massachusetts Department of Transportation under Chapter 131 of the General Laws, acts relating to the protection of the inland wetlands of the Commonwealth.~~

#### **5.8.6. Development Conditions**

- ~~A. For the development of land within the Inland Wetland District, the following conditions shall apply:
 
  - ~~(1) A minimum of six test borings to a minimum depth of eight (8) feet shall be taken; three of which shall be within the area of the proposed structure and three within 25 feet of the outside walls of the structure, but not closer than 10 feet. A report by a soil scientist or qualified engineer shall accompany the test data.~~
  - ~~(2) The floor level of areas to be occupied by human beings as living or work space shall be four (4) feet above the seasonal high water table and not subject to periodic flooding.~~
  - ~~(3) If the basement floor level is below the seasonal high water table and affords the possibility of human occupancy at some future date, although not originally intended, adequate perimeter drainage and foundation shall be installed to withstand the effect of pressure and seepage. Furnace and utilities are to be protected from the effects of leaching.~~
  - ~~(4) Safe and adequate means of vehicular and pedestrian passage shall be provided in the event of flooding of the lot(s) or adjacent lot(s) caused by either the overspill from water bodies or high runoff.~~~~
- ~~B. The developer shall show that the proposed development will not endanger health and safety, including safety of gas, electricity, fuel, and other utilities from breaking, leaking, short-circuiting, grounding, igniting or electrocuting; shall not obstruct or divert flood flow; substantially reduce natural floodwater storage capacity; destroy valuable habitat for wildlife; adversely affect groundwater resources or increase storm water run-off velocity so that water levels on other land are substantially raised or the danger from flooding increased.~~

**Renumber subsequent Sections as appropriate.**

## ARTICLE 28:

### DEFINITION OF LOT COVERAGE

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

---

#### ARTICLE 28 ZONING BYLAW AMENDMENT / DEFINITION OF LOT COVERAGE

---

To see if the Town will vote to amend Section 2: Definitions, of the Zoning Bylaw, to add a new definition, Lot Coverage; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

---

#### DISCUSSION

This article was recommended by the Chair of the Zoning Board of Appeals. Throughout the Zoning Bylaw, the term “Lot Coverage” is repeatedly used when describing dimensional requirements and development standards of a lot; however, the Bylaw does not include a definition of the term. Article 28 proposes to add a new definition to the Zoning Bylaw which would formalize the Inspectional Services Department’s standard practice of applying the definition of “Building Coverage” wherever “Lot Coverage” is used. The simplest solution is to add a definition for “Lot Coverage” that refers to “Building Coverage,” rather than change all references to “Lot Coverage” in the Bylaw.

---

#### VOTE AND RECOMMENDATION TO TOWN MEETING

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

---

#### DRAFT AMENDMENT

**Amend SECTION 2, Definitions, as follows:**

Building Coverage: The building area expressed as a percentage of the total lot area.

Lot Coverage: Refer to definition for Building Coverage.

# ARTICLE 29:

## PARKING IN RESIDENTIAL DISTRICTS

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

### **ARTICLE 29** **ZONING BYLAW AMENDMENT / PARKING IN RESIDENTIAL DISTRICTS**

To see if the Town will vote to amend Section 6.1.10.A of the Zoning Bylaw, to amend and clarify standards for the location of parking in Residential districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **DISCUSSION**

At the request of the Chair of the Zoning Board of Appeals (ZBA), Article 29 proposes revisions to Section 6.1.10.A, Parking in Residential Districts, to increase readability, provide new guidance on dimensional standards for required vegetated buffers for side yard driveways and proximity of driveways to intersections, and clarify the required finding to allow second driveways for one- to three-family dwellings in the R0, R1, R2, R3 and R4 districts. Article 29 primarily reorganizes and reformats the existing text for clarity and ease of reference, while adding two new dimensional requirements:

- (1) a driveway cannot be closer than 20 feet to an intersection, except by Special Permit; and
- (2) the required vegetated buffer for side yard driveways when abutting a residential lot shall be a minimum of 2.5 feet in width, or 1.5 feet in width with a minimum height of 4 feet, except as excluded by Section 5.3.12.B – Traffic Visibility for Driveways.

Proposed amendments to Section 6.1.10.A.(2) clarify the conditions under which a second driveway may be allowed, including the requirement that the safety of motorists, pedestrians, and bicyclists must be considered, and the requirement to preserve Protected Trees as defined in Town Bylaws. Also proposed is a new, non-exclusive list of factors focused on traffic circulation and safety for the ZBA to consider when rendering a decision on second driveways.

### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

### **DRAFT AMENDMENT**

**Amend SECTION 6.1.10, Location of Parking Spaces, Subsection A, as follows:**

A. Parking in Residential Districts.

(1) For single-family, two-family, duplex, and three-family dwellings in all Residential Districts:

- a) Required off-street parking spaces shall be permitted in the area between the front lot line and the minimum front setback except on a driveway not exceeding 20 feet in width leading to the required parking space(s) that on a corner lot of less than

6,000 square feet the required off-street parking spaces are permitted in the longer of the two front yards, up to a maximum of 24 feet in width.

- b) OffRequired off-street parking spaces are is permitted in (1) the side yard and rear yard on a paved driveway area, or in the case of a corner lot of less than 6,000 square feet in the longer of the two front yards, up to a maximum of 24 feet in width, or (2) in an attached or detached garage, or (3) and in a garage located within the foundation of a dwelling provided the garaging-garage is specifically designed for that purpose.
  - c) Parking spaces in addition to those required by Section 6.1.4 of this Bylaw are allowed on a paved driveway meeting the requirements of this Section 6.1.10.A. and in a garage specifically designed for that purpose.
  - d) A driveway leading to off-street parking cannot exceed 20 feet in width. A driveway leading to off-street parking cannot be closer than 20 feet to an intersection, except by Special Permit. Any Further, a driveway leading to off-street parking on a lot cannot exceed a 15% downward slope, as measured from the farthest point from the front property line, except by Special Permit. A space designed for parking within an existing garage is determined to meet the requirements of an off-street parking space.
  - e) SideTo minimize visual impacts, side yards used for parking shall have a vegetated buffer when abutting a lot used for residential purposes, to minimize visual impacts. Except as altered by Special Permit, such vegetated buffer shall be a minimum of two and one-half feet in width, or if its width is less than two and one-half feet it must have a minimum height of 4 feet, except no such buffer shall be over two and one-half feet in height above the adjacent ground within five feet of the front lot line unless it can be shown that such buffer will not restrict visibility in such a way as to hinder the safe entry of a vehicle from the driveway to the street.
- (2) For single-family, two-family, duplex, and three-family dwellings in R0, R1, R2, R3 and R4 districts:
- a) not more than Only one driveway shall be is permitted on a lot unless there is a finding by the Special Permit Granting Authority for the development finds that a second driveway, or a driveway that makes more than one intersection with the street, may be added in a manner that:
    - i. aAvoids an undue concentration of population,
    - ii. aAllows adequate provision of transportation,
    - iii. Allows for the safety of those using the street and sidewalk, and
    - iv. Preserves Protected Trees as defined in Town Bylaws,
    - v. eConserves the value of land and buildings in the vicinity, and
    - vi. Does not violate any other In no case may a second driveway for a single-family, two-family, duplex, or three-family dwelling violate any other driveway, parking, dimensional, or density regulations requirements for the district in which it is located. For single-family, two-family, duplex, and three-family dwellings in R0, R1, R2, R3, and R4 districts, not more than two driveways are permitted.

- b) In making the findings required by subsection 6.1.10.A.(2)a., the Special Permit Granting Authority shall consider relevant factors that may include, among other relevant factors:
  - i. The functional classification and traffic volumes on the affected street or streets;
  - ii. Whether the affected street or streets are one-way or two-way;
  - iii. Proximity to signalized or unsignalized intersections;
  - iv. Sight lines;
  - v. Potential conflicts with others using the street and sidewalk; and
  - vi. The presence of children or others who may be unable to protect themselves from roadway dangers.
- c) No more than two driveways are permitted on a lot.



least 50 percent of the plantings shall consist of evenly-spaced evergreens ~~and they shall be evenly spaced.~~

(3) A solid wall or solid wooden fence, five to six feet high, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip; however, provisions of this section shall not supersede the minimum setbacks for parking lots per Section 6.1 nor the minimum yard requirements of the district. No screen shall be closer than 10 feet to a public or private way. Where deemed appropriate by the property owner and immediate abutters, and as approved by the Building Inspector, another wall or fence height or fence type, including but not limited to coated chain link or "wrought iron" types may be substituted for the required wall or fence.

(4) No screen shall be closer than 10 feet to a public or private way.

(5) The requirements of this Section 5.3.7.A. shall not supersede the minimum setbacks for parking lots per Section 6.1 nor the minimum yard requirements of the applicable I or B district.

(6) For any area used for the parking of more than five vehicles, the requirements of this Section 5.3.7.A. shall not supersede the screening provisions of Section 6.1, Off-Street Parking.

~~B. For any area used for the parking of more than five vehicles, the screening provisions of Section 6.1, Off-Street Parking and Loading, shall apply.~~

~~C. Screening and space buffers shall not be required where abutting railroad track or railroad right-of-way if railroad is to be utilized for loading or unloading.~~

~~B.D.~~ In Industrial Districts, screening along the Minuteman Bikeway shall be limited to a vegetative screen, guardrail, and/or low fence under 4 feet in height only. Such screening shall either have gaps or vary in height to provide lines of sight from the Minuteman Bikeway to the adjoining property to promote safety for pedestrians and bicyclists. Pedestrian amenities such as seating, bins for recycling and refuse collection, and appropriate supplementary lighting shall be integrated within the landscaped area of the buffer.

#### **Amend SECTION 5.3.13, Accessory Buildings and Other Structures, as follows:**

##### **5.3.13. Accessory Buildings and Other Structures**

B. An accessory building attached to the principal building shall be considered as an integral part thereof and shall be subject to front, side, and rear yard requirements applicable to the principal building per Section 5.4.2.

(1) In ~~Residence~~ Residential districts, a minor accessory building shall be exempt from side and rear yard requirements if said building dimensions result in a gross floor area of not more than 80 square feet and a building height of not more than 7 feet.

(4) An accessory private swimming pool shall be completely enclosed by a fence the top of which shall be at least 5 feet in height above the pool, having a self-closing gate with a latch. Above-ground pools may be unfenced if they are less than 24 inches in depth or



with walls 4 feet or greater in height and removable. The unnumbered side of a corner lot shall be considered as a side yard for the purposes of establishing minimum setback requirements for accessory private swimming pools in all ~~Residence~~ Residential districts. See Section 5.4.2.(A) District Yard and Open Space Requirements.

- C. In Business and Industrial districts, accessory structures must comply with the minimum yard, maximum height, and minimum open space requirements of the district in which they are located.

Delete SECTION 5.3.21, Supplemental Requirements in the Business and Industrial Districts, as follows:

**5.3.21. Supplemental Requirements in the Business and Industrial Districts**

~~A. Screening and Buffers: Industrial and Business Districts and Parking Lots~~

- ~~(1) Screening and space buffers shall be required in any Industrial (I) or Business (B) district that abuts certain buildable residential lots. The minimum width of the buffer shall be as follows:~~

<del>I or B District</del>	<del>Abutting R District</del>	<del>Minimum Buffer</del>
<del>I, B5</del>	<del>R0 through R5</del>	<del>25 ft.</del>
<del>B3, B2A, B4</del>	<del>R0 through R5</del>	<del>15 ft.</del>
<del>I</del>	<del>R6 through R7</del>	<del>10 ft.</del>
<del>B1, B2</del>	<del>R0 through R5</del>	<del>10 ft.</del>

~~The strip shall contain a screen of plantings of vertical habit not less than three feet in width and six feet in height at the time of occupancy of such lot. Individual shrubs or trees shall be planted not more than 20 feet on center, and shall thereafter be maintained by the owner or occupants to maintain a dense screen year-round. At least 50% of the plantings shall consist of evergreens and they shall be evenly spaced. A solid wall or solid wooden fence, five to six feet in height, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip; however, provisions of this section shall not supersede the minimum setbacks for parking lots per Section 6.1 nor the minimum yard requirements of Sections 5.5 and 5.6. No screen shall be closer than 10 feet to a public or private way. Where deemed appropriate by the property owner and immediate abutters, and as approved by the building inspector, another wall or fence height or fence type, including but not limited to coated chain link or "wrought iron" types may be substituted for the required wall or fence. See Section 5.3.7 for screening and buffer requirements for Business districts, Industrial districts, and parking lots.~~

- ~~(2) For any area used for the parking of more than five vehicles, the screening provisions of Section 6.1, Off Street Parking, shall apply.~~

~~B. Accessory Structures. Accessory structures must comply with the minimum yard, maximum height, and minimum open space requirements of the district in which they are located.~~

- ~~C. Minimum side and rear yards in Industrial Districts and minimum front, side, and rear yard are not required when abutting railroad track or railroad right of way if railroad is utilized for loading or unloading.~~

**Amend SECTION 5.6.2, Dimensional and Density Regulations, Subsection D, as follows:**

**5.6.2. Dimensional and Density Regulations**

D. Development Standards. In the Industrial District, the following requirements apply to all new development or additions over 50% of the existing footprint:

(2) Yards

- Where feasible, the principal façade of the principal building on the site shall be no more than 10 feet from the front lot line.
- The use of rain gardens, bioswales, and wetlands restoration to control runoff and manage stormwater on-site within setbacks is strongly encouraged. Such systems shall be integrated with the surface water drainage systems in Section 3.4.4.E. See Section 6.1.11.F(3) for relationship to parking areas.
- Fences greater than 4 feet tall within the abutting setback to the Minuteman Bikeway shall be prohibited. See Section 5.3.7.DB. for additional requirements.

# ARTICLE 31:

## REDEVELOPMENT BOARD JURISDICTION

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

### ARTICLE 31 ZONING BYLAW AMENDMENT / REDEVELOPMENT BOARD JURISDICTION

To see if the Town will vote to amend Section 3.4.2 of the Zoning Bylaw, to revise the special permit and environmental design review applicability for certain properties abutting the Minuteman Bikeway; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### DISCUSSION

In 2024, two applications were filed with the Department of Planning and Community Development for Environmental Design Review to add dormers to a single-family home and a two-family home, as both were located along the Minuteman Bikeway. Under Section 3.4.2 of the Zoning Bylaw, any alterations to the façade of a building in a manner that affects the architectural integrity of the structure on certain residential properties abutting the Minuteman Bikeway require review and approval by the Arlington Redevelopment Board. However, the ARB does not typically review low-density residential development, so in consultation with the Chair of the Zoning Board of Appeals (ZBA), Article 31 proposes to remove single-family, two-family, and duplex properties in a R1 or R2 zoning district along the Minuteman Bikeway from the ARB's jurisdiction and place them within the ZBA's jurisdiction. This change would benefit impacted property owners who undertake certain types of renovation projects. Where additional relief from the Zoning Bylaw is required (such as for a large addition, or to build a porch that extends into the minimum yard regulations beyond what is allowed by right), owners of a single-family, two-family, or duplex dwelling along the Minuteman Bikeway would be able to apply to the ZBA for a hearing. This would streamline the process of obtaining all the relief needed for a residential renovation project, and it would allow the ZBA, which has expertise in low-density residential projects, to have appropriate jurisdiction over such projects.

### VOTE AND RECOMMENDATION TO TOWN MEETING

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

### DRAFT AMENDMENT

**Amend SECTION 3.4.2, Environmental Design Review, Subsection A, as follows:**

#### **3.4.2. Applicability**

In any instance where a new structure, or a new outdoor use, or an exterior addition or a change in use (a) requires a building permit and special permit in accordance with use regulations for the applicable district or (b) alters the façade in a manner that affects the architectural integrity of the structure, and (c) is one of the uses listed in subparagraphs A through I below, the special permit shall be acted upon by the Arlington Redevelopment Board in accordance with the environmental design review procedures and standards of this Section 3.4.

- A. Construction or reconstruction on a site abutting any of the following:
- (1) Massachusetts Avenue, Pleasant Street, Mystic and Medford Streets between Massachusetts Avenue and Chestnut Street, ~~or Broadway, or the Minuteman Bikeway.~~
  - (2) The Minuteman Bikeway, unless the site is located in a R1 or R2 district and concerns a single-family, two-family or duplex dwelling, where the applicable Special Permit Granting Authority shall be the Zoning Board of Appeals.

## ARTICLE 32: REZONE B1 PARCELS

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### ARTICLE 32

### ZONING BYLAW AMENDMENT / REZONE B1 PARCELS

To see if the Town will vote to amend Section 5.5 Business Districts, of the Zoning Bylaw, to rezone certain parcels in the B1 Neighborhood Office Business District to B2A Major Business District; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### DISCUSSION

Article 32 proposes to rezone parcels currently zoned B1 Business Neighborhood District as B2A Major Business, which would allow for a wider range of commercial uses as well as taller height and increased floor area ratio, providing greater flexibility for property owners seeking to redevelop their property, especially for mixed-use development. The B1 district is used inconsistently throughout Arlington and allows only a limited number of uses in a way that is overly restrictive and is no longer aligned with the needs of the community and development priorities in the Town. The widening of the range of commercial uses in the B2A zoning district will hopefully lead to development and investment that will expand the commercial tax base. 111 parcels are currently zoned B1, running mostly along Mass Ave from the border with Cambridge to the border with Lexington and representing 22% of Arlington's Business Districts.

All affected property owners and abutters were notified by first-class mail, as required by the Zoning Bylaw.

### VOTE AND RECOMMENDATION TO TOWN MEETING

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

### DRAFT AMENDMENT

**Amend Section 5.5 Business Districts, as follows:**

#### 5.5.1 Districts and Purposes

The Town of Arlington has established six business districts to provide for goods and services and employment opportunities in a variety of settings. The boundaries of the districts are as shown on the Zoning Map.

- C. B2A: Major Business District. The B2A district is predominantly located along Massachusetts Avenue, Mill Street, Summer Street, and Broadway. These areas generally contain retail and service uses that serve the needs of a large neighborhood area. Customers ~~generally may~~ arrive by car, so the Town wants to ensure that ample parking is available to serve the retailer. Mixed-use buildings are allowed in this district, as is medium-density housing due to the district's

proximity to residential uses. Specifically prohibited uses include (but are not limited to) automotive uses, some office uses, and wholesale business and storage uses.

### 5.5.3 Use Regulations for Business Districts

Class of Use	B1	B2	B2A	B3	B4	B5
<b>Institutional, Educational</b>						
Community center, youth club, adult education center, or similar facility operated by a non-profit institution ( <i>Note: See Section 3.5 if use is for educational or religious purposes.</i> )	SP	SP	<u>SP</u>	SP		SP

A list of the parcels to be rezoned is below.

Excerpts of the Use Tables comparing the B1 and B2A Districts are hereto attached as [Exhibit "A"](#) on page [46](#).

#### PARCELS ZONED B1

Full Address	GIS SqFt	Landuse Description	Parcel ID
7 AVON PL	4,040	101 - One Family	10-2-3.B
8-10 AVON PL	7,129	104 - Two Family	10-3-12
OLOT BACON ST	3,267	962 - Other	51-1-3
OLOT CENTRAL ST	15,090	900 - U.S. Govt.	51-4-2
6 CENTRAL ST	1,603	101 - One Family	51-1-6
7 CENTRAL ST	14,444	340 - Office	51-4-1
8-10 CENTRAL ST	5,917	109 - Multi-House	51-1-5
1 CHESTNUT ST	13,145	340 - Office	45-2-5
5 CHESTNUT ST	11,853	355 - Funeral	45-2-4
9 CHESTNUT ST	8,006	342 - Pro-Office	45-2-3
13-15 CHESTNUT ST	8,836	102 - Condo	45.A-2-13 / 45.A-2-15
17 CHESTNUT ST	9,147	013 - Res. / Comm.	45-2-1
OLOT COURT ST	4,862	337 - Parking Lot	50-6-8
9 COURT ST	6,917	340 - Office	50-6-7
10 COURT ST	27,686	900 - U.S. Govt.	51-4-9
5 FOREST ST	11,178	316 - Comm. Whs.	57-2-13
8-10 HENDERSON ST	5,597	105 - Three Fam.	23-3-11
4-6 LANCASTER RD	3,428	104 - Two Family	174-2-12.A
OLOT MASS AVE	3,426	132 - Undevelopable Land	23-5-7
OLOT MASS AVE	1,281	930 - Vacant, Municipal	62-1-3
OLOT MASS AVE	11,176	337 - Parking Lot	124-1-2
43-45 MASS AVE	5,258	111 - Apts. 4-8	23-5-6

Full Address	GIS SqFt	Landuse Description	Parcel ID
48-50 MASS AVE	4,659	104 - Two Family	1-3-3
58-60 MASS AVE	5,121	013 - Res. / Comm.	1-3-1
63 MASS AVE	3,983	340 - Office	23-3-12
67 MASS AVE	3,993	104 - Two Family	23-3-13
70-72 MASS AVE	5,261	031 - Comm. / Res.	1-2-4
71-73 MASS AVE	5,551	013 - Res. / Comm.	23-3-14
77 MASS AVE	6,109	109 - Multi-House	23-3-15
89 MASS AVE	4,964	340 - Office	23-1-14
221 MASS AVE	5,081	104 - Two Family	28-3-9
223 MASS AVE	5,200	340 - Office	28-3-10
226 MASS AVE	12,103	031 - Comm. / Res.	6-2-3.A
251 MASS AVE	5,638	102 - Condo	29.A-3-11.1 / 29.A-3-11.2
255 MASS AVE	6,423	111 - Apts. 4-8	29-3-12.A
259 MASS AVE	8,207	343 - Condo-Comm	29.A-3-13.A / 29.A-3-13.B / 29.A-3-13.C / 29.A-3-13.D
286 MASS AVE	5,302	105 - Three Fam.	8-1-5.B
288 MASS AVE	5,403	104 - Two Family	8-1-5.A
290 MASS AVE	14,285	013 - Res. / Comm.	8-1-4
292 MASS AVE	8,521	031 - Comm. / Res.	8-1-3
294-298 MASS AVE	8,133	013 - Res. / Comm.	8-1-2
305 MASS AVE	6,673	101 - One Family	29-1-3
310 MASS AVE	7,695	102 - Condo	9.A-2-24.1 / 9.A-2-24.2 / 9.A-2-24.3
311 MASS AVE	6,448	101 - One Family	31-5-18
314 MASS AVE	7,027	109 - Multi-House	9-2-23
315-317 MASS AVE	5,729	104 - Two Family	31-5-19
319 MASS AVE	4,815	340 - Office	31-5-1
325-327 MASS AVE	5,184	105 - Three Fam.	31-3-13
355 MASS AVE	9,616	013 - Res. / Comm.	31-1-14.A
358 MASS AVE	3,949	013 - Res. / Comm.	9-2-5
360 MASS AVE	4,269	013 - Res. / Comm.	9-2-4
361 MASS AVE	11,342	031 - Comm. / Res.	31-1-1.A
370 MASS AVE	9,534	954 - Funct. Hall	10-4-3
373-375 MASS AVE	5,036	013 - Res. / Comm.	32-2-18
374 MASS AVE	8,715	102 - Condo	10.A-4-2 / 10.A-4-3 / 10.A-4-4 / 10.A-4-5
378 MASS AVE	8,009	013 - Res. / Comm.	10-4-1.A
390 MASS AVE	10,149	031 - Comm. / Res.	10-3-1
400-402 MASS AVE	4,194	031 - Comm. / Res.	10-2-3.A
404 MASS AVE	5,823	105 - Three Fam.	10-2-2

Full Address	GIS SqFt	Landuse Description	Parcel ID
406 MASS AVE	6,002	031 - Comm. / Res.	10-2-1
418 MASS AVE	10,209	355 - Funeral	10-1-7
734-736 MASS AVE	6,284	013 - Res. / Comm.	124-2-9
735 MASS AVE	9,159	960 - Church	51-1-8
742 MASS AVE	9,547	031 - Comm. / Res.	124-2-8
754 MASS AVE	9,616	340 - Office	124-2-7
792 MASS AVE	9,075	340 - Office	124-1-3
800 MASS AVE	5,097	340 - Office	124-1-1
1007 MASS AVE	15,174	935 - Improved-Mun	55-2-15
1011 MASS AVE	4,695	105 - Three Fam.	55-2-16
1013R MASS AVE	4,488	101 - One Family	55-2-17
1017 MASS AVE	8,120	104 - Two Family	55-2-18
1025 MASS AVE	47,085	112 - Apts. 8 Plus	55-2-20
1087-1089 MASS AVE	8,031	105 - Three Fam.	56-2-7
1090 MASS AVE	6,450	013 - Res. / Comm.	148-4-4
1122 MASS AVE	7,245	013 - Res. / Comm.	148-3-2
1145 MASS AVE	8,258	355 - Funeral	57-2-18
1171 MASS AVE	11,378	031 - Comm. / Res.	57-2-15.A
1173 MASS AVE	3,998	105 - Three Fam.	57-2-15.B
1471 MASS AVE	2,457	105 - Three Fam.	62-1-2
1491-1493 MASS AVE	5,484	104 - Two Family	62-1-3.B
1497 MASS AVE	3,206	101 - One Family	62-1-6
1500-1502 MASS AVE	7,611	013 - Res. / Comm.	174-2-9
1501 MASS AVE	2,954	101 - One Family	62-1-7
1507-1511 MASS AVE	8,254	013 - Res. / Comm.	62-1-8
1508-1510 MASS AVE	1,636	326 - Restaurant	174-2-11.A
1513-1515 MASS AVE	4,059	104 - Two Family	62-1-10
1516 MASS AVE	5,080	101 - One Family	174-1-6
1517-1519 MASS AVE	4,679	106 - Accessory Land	62-1-11.A
1520 MASS AVE	5,171	013 - Res. / Comm.	174-1-5
1521-1523 MASS AVE	4,808	104 - Two Family	62-1-12.A
1530 MASS AVE	7,006	104 - Two Family	174-1-3
0LOT MEDFORD ST	1,188	132 - Undevelopable Land	46-1-14
58-60 MEDFORD ST	10,802	340 - Office	46-1-13
7-9 PALMER ST	6,213	111 - Apts. 4-8	31-1-2
22 PLEASANT ST	8,443	102 - Condo	11.A-2-1
40 PLEASANT ST	4,468	102 - Condo	11.A-4-40.1 / 11.A-4-40.2
42 PLEASANT ST	4,468	343 - Condo-Comm	11.A-4-42.A



Full Address	GIS SqFt	Landuse Description	Parcel ID
10 POND LN	3,107	101 - One Family	10-4-1.B
0LOT QUINN RD	9,593	337 - Parking Lot	57-2-19
2 SWAN ST	8,443	102 - Condo	11.A-2-2
4 SWAN ST	8,443	102 - Condo	11.A-2-3
5 SWAN ST	4,792	102 - Condo	11-4-2.B
7 SWAN ST	4,792	102 - Condo	11-4-2.A
10 SWAN ST	7,385	102 - Condo	11.A-2-10.1 / 11.A-2-10.2
13 SWAN ST	4,296	102 - Condo	11.A-4-13
15 SWAN ST	4,296	102 - Condo	11.A-4-15
16 SWAN ST	4,663	111 - Apts. 4-8	11-2-10.A
6-8 WATER ST	5,966	105 - Three Fam.	50-6-3
12 WATER ST	6,272	102 - Condo	50.A-6-12.1 / 50.A-6-12.2 / 50.A-6-12.3
6 WHITTEMORE ST	4,272	102 - Condo	10-2-15.A
8 WHITTEMORE ST	4,272	102 - Condo	10-2-15.B

## ARTICLE 33: ZONING MAP ADOPTION FOR B1 REZONING

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### **ARTICLE 33                      ZONING BYLAW AMENDMENT / ZONING MAP ADOPTION FOR B1 REZONING**

To see if the Town will vote to adopt changes to the Zoning Map that would rezone certain parcels in the B1 Neighborhood Office Business District to B2A Major Business District; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **DISCUSSION**

---

Article 33 proposes to adopt the changes to the Zoning Map that are required to meet the terms of Article 32.

### **VOTE AND RECOMMENDATION TO TOWN MEETING**

---

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

### **DRAFT AMENDMENT**

---

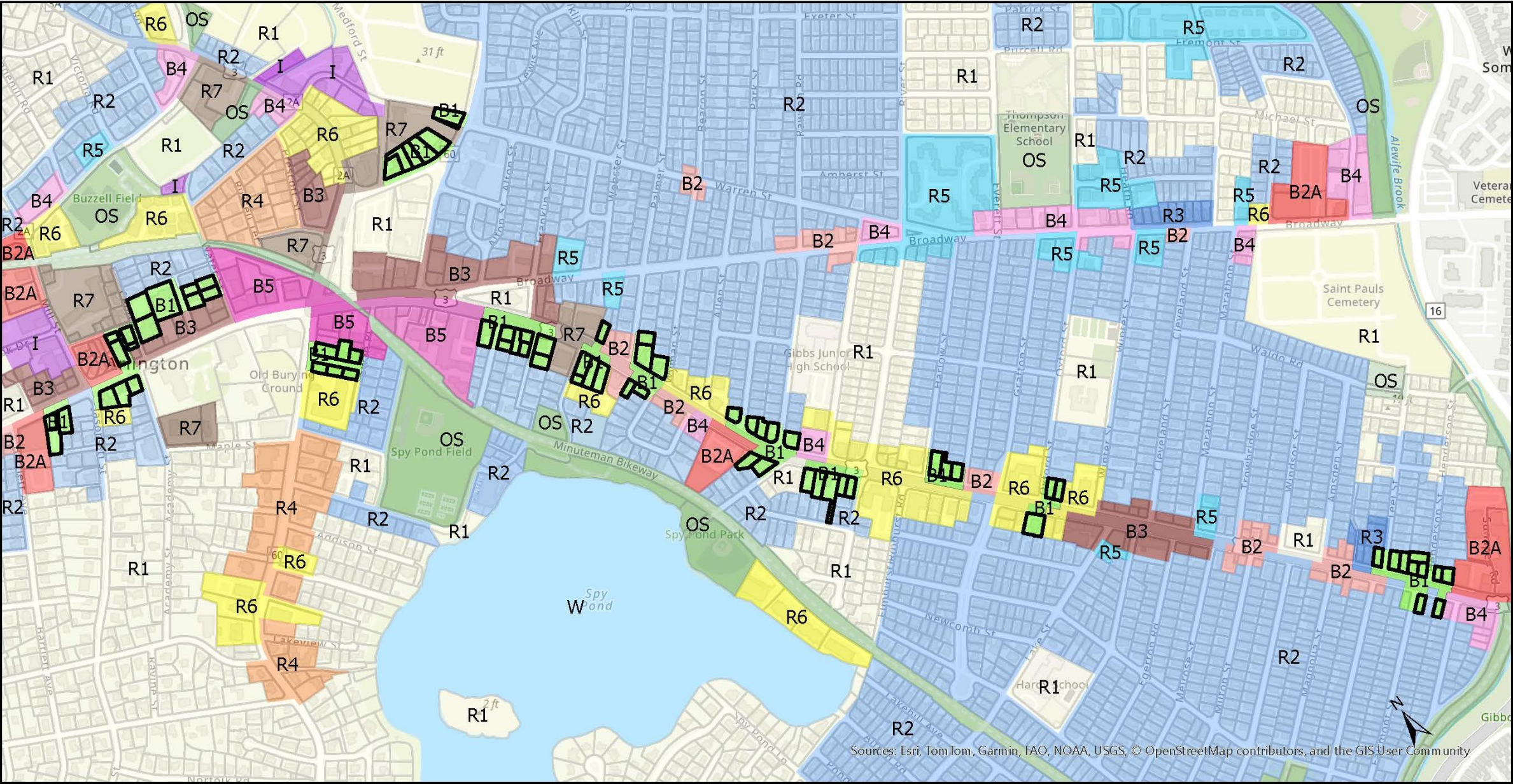
**Amend Zoning Map as follows:**

**Maps showing the parcels to be rezoned are below.**

Additional more detailed maps, including property details and neighboring zoning districts, are attached hereto as [Exhibit "B"](#) on page [52](#).



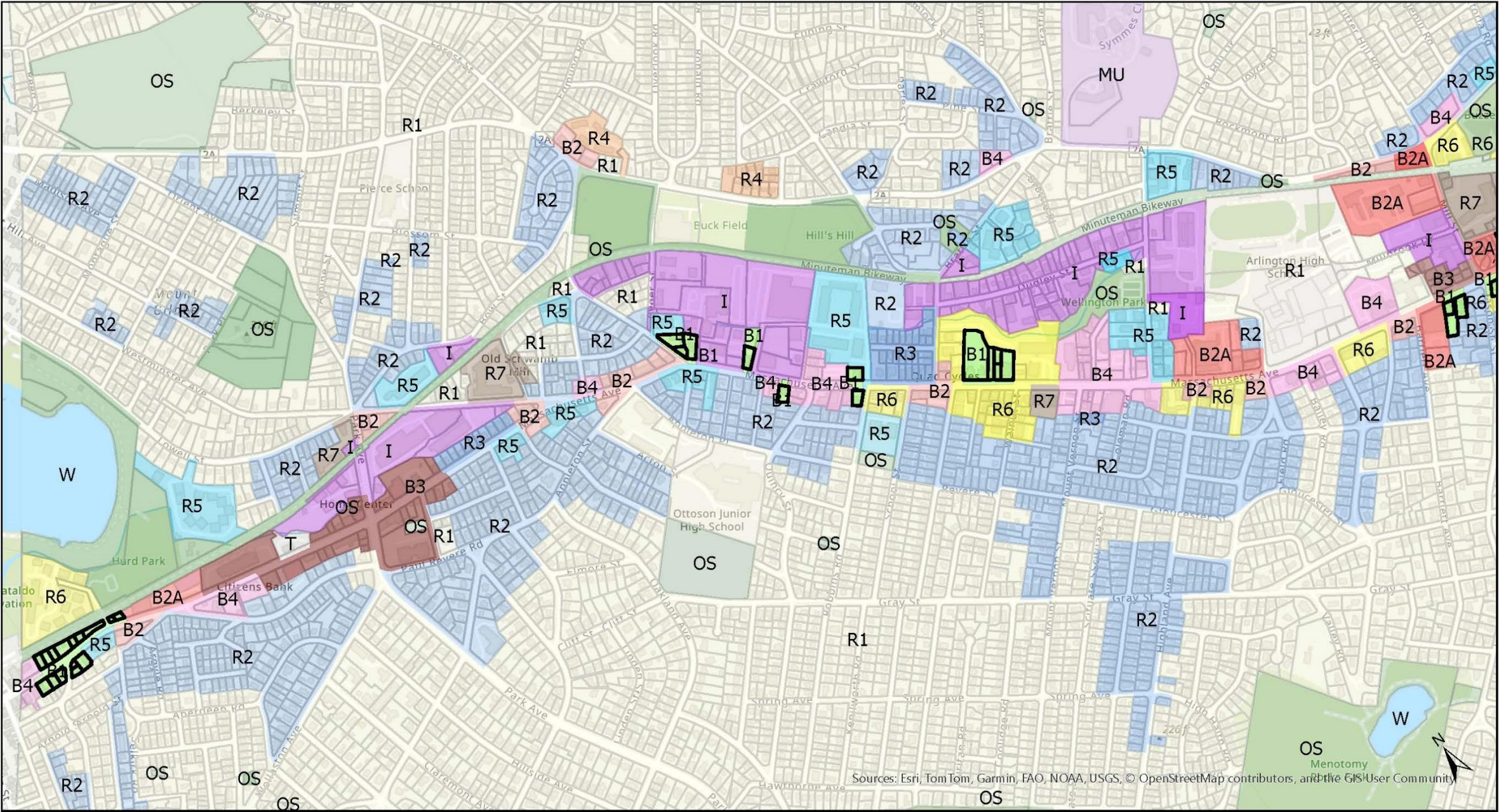
Zoning Along Mass Ave  
East Arlington to Town Center



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Zoning Along Mass Ave  
Town Center to Arlington Heights





## ARTICLE 34:

### ADMINISTRATIVE CORRECTION

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

---

#### ARTICLE 34 ZONING BYLAW AMENDMENT / ADMINISTRATIVE CORRECTION

To see if the Town will vote to amend Section 4.2 of the Zoning Bylaw, to reflect changes to the Zoning Map adopted by previous Town Meeting action; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

---

#### DISCUSSION

Town Meeting often votes to adopt Zoning Map changes, meaning that the map is updated on a regular basis. Referring to the date of the most recent Zoning Map change in the text of the Zoning Bylaw means that the Bylaw frequently lags a year behind the reality of changes approved by Town Meeting, resulting in incorrect information in the Zoning Bylaw about the date of the current Zoning Map. It thus necessitates that every time a map change is approved, an additional warrant article must be brought to a subsequent Town Meeting to change the date of the Zoning Map in the Bylaw, which will immediately be outdated if further map changes are adopted at that same Town Meeting. Article 34 proposes to eliminate the Bylaw's reference to a specifically dated Zoning Map, which will enable the Town to keep up-to-date Zoning Maps and make them available to the public without continually bringing warrant articles to Town Meeting to change the date. Town Counsel has confirmed that having the date in the Zoning Bylaw is not required.

---

#### VOTE AND RECOMMENDATION TO TOWN MEETING

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

---

#### DRAFT AMENDMENT

**Amend SECTION 4.2, Zoning Map, as follows:**

##### **4.2 ZONING MAP**

Zoning districts are shown on a map entitled "Zoning Map of the Town of Arlington, MA" ~~and dated May 14, 2021~~ (the Zoning Map) on file in the Office of the Town Clerk and the Department of Planning and Community Development. The district boundaries shown on the Zoning Map, including all Overlay Districts listed in Section 4.1.2 of this bylaw, are part of this bylaw. The Zoning Map may include geographical features, streets, notations, and such other information to keep the map current and to facilitate orientation.

## ARTICLE 35: ZONING MAP ADOPTION FOR ADMINISTRATIVE CORRECTION

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### **ARTICLE 35 ZONING BYLAW AMENDMENT / ZONING MAP ADOPTION FOR ADMINISTRATIVE CORRECTION**

To see if the Town will vote to adopt changes to the Zoning Map, as amended by previous Town Meeting action; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **DISCUSSION**

Article 35 proposes to adopt changes to the Zoning Map, as amended by previous Town Meeting action. The Zoning Map, attached as Exhibit C, shows the current zoning map with the most recent change approved by both Town Meeting, in May 2024, and the Attorney General, in December 2024.

### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE:** Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:

### **DRAFT AMENDMENT**

Amend the Zoning Map as follows:

A copy of the map is attached hereto as [Exhibit "C"](#) on page [59](#).

## ARTICLE 36: NO NET LOSS OF COMMERCIAL SPACE FOR LOCAL BUSINESS

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### **ARTICLE 36 ZONING BYLAW AMENDMENT / NO NET LOSS OF COMMERCIAL SPACE FOR LOCAL BUSINESS**

To see if the Town will vote to amend the Zoning Bylaw in Section 5.5.2.B, to set a required minimum floor area percentage for permitted non-residential principal uses in mixed use developments; or take any action related thereto.

(Inserted at the request of Kristin Anderson and 10 registered voters)

### **DISCUSSION**

Article 36 would add a provision to the Zoning Bylaw to require that new construction or redevelopment of mixed-use buildings in business contain a certain amount of commercial space. The Board appreciated the intent of the petitioners and their willingness to incorporate feedback throughout the warrant article review process, but found that the proposed bylaw amendment had insurmountable technical and policy problems. It was too restrictive and could not be successfully implemented as proposed. Moreover, if enacted it might inadvertently incentivize new mixed-use development that is fewer stories than desirable to avoid specific proposed requirements or discourage ground floor accessible residential units from being built. Several members stated that owners would find it challenging to meet such rigid requirements, and these requirements would also make it difficult for the Board to exercise discretion and be flexible in working with property owners in the development of their properties, many of which have unique challenges. One member stated that demand for upper-story commercial space may not be as well-established as anticipated by this Article.

Other concerns raised by the Board members included the scope of the main motion as compared to the warrant article language that was submitted, a general lack of clarity about how the requirements would be applied to mixed-use projects, and contradictory language about applicability. Several members stressed that it would be difficult for every project to devote the same set minimum percentage of the entire footprint to commercial uses because each parcel and proposed building is unique. The Board also expressed concern about how this article would apply to the redevelopment of properties zoned as business that are currently in residential use. If a multi-family building in a business zone were to be redeveloped, this article might require that the ground floor be converted to commercial space, which means that residential units currently on the ground floor would be lost.

### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE: No Action (5-0) – that no action be taken on Article 36.**

## ARTICLE 37:

# MULTI-FAMILY PARKING REDUCTION

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

---

### ARTICLE 37 ZONING BYLAW AMENDMENT / MULTI-FAMILY PARKING REDUCTION

---

To see if the Town will vote to amend Section 6 of the Zoning Bylaw to provide additional options for reducing parking requirements in multi-family residential developments and add a definition and standards for cargo bicycle parking; or take any action related thereto.

(Inserted at the request of Vincent Baudoin and 10 registered voters)

#### DISCUSSION

---

Article 37 proposed to expand the options available to developers of multi-family housing to reduce the amount of required parking without having to seek a special permit. This proposal would create standards for cargo bicycle parking, and it includes a provision that would allow the use of on-street parking spaces located within 1,000 feet of the multi-family development to meet parking requirements.

The Board members support the addition of standards for cargo bicycle parking and including it as a Transportation Demand Management (TDM) measure. The Board was concerned about the proposal to allow On-Street Parking to satisfy parking requirements. Although the Select Board recently approved making the overnight parking pilot program permanent, the proposed wording for the parking reduction does not conform to an overnight on-street parking permit program. Also, the Board felt that it was premature to proceed until they had information on how the new overnight parking program is being structured. There is additional concern about the limited number of on-street parking permits available, keeping track of on-street parking permits for subsequent multi-family developments, and the impacts of parking bans during snow emergencies. The Board was hesitant to significantly reduce parking requirements for residential developments until they have more time to discuss the impacts and alignment with the Town-wide overnight parking program provisions, and they agreed to review it in 2026.

#### VOTE AND RECOMMENDATION TO TOWN MEETING

---

**VOTE: No Action (5-0) – that no action be taken on Article 37.**



## ARTICLE 38: USE REGULATIONS FOR RESIDENTIAL DISTRICTS

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### **ARTICLE 38                      ZONING BYLAW AMENDMENT / USE REGULATIONS FOR RESIDENTIAL DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw Section 2 Definitions and Section 5 District Regulations to allow additional business uses in residential districts; or take any action related thereto.

(Inserted at the request of Andrew S. Greenspon and 10 registered voters)

#### **DISCUSSION**

Article 38 proposed to allow some new commercial uses by right in residential districts (R3, R4, R5, R6, and R7). It also encouraged entrepreneurship by allowing newly formed businesses to start off in homes without facing the need to pay for expensive commercial space. Lastly, it offered a new use definition for neighborhood artistic/creative production.

The Board members stated that they appreciated the intent and flexibility of the petitioner during the process to bring this article to Town Meeting. Article 38 went through several iterations based on prior feedback from the Board. The revised article concentrated on residential parcels already abutting or located near the business district and other commercial uses. This was an intentional shift away from relaxing home occupation standards in Section 5.10.1 of the Zoning Bylaw, which has often been identified as a potential zoning reform. In limiting the proposal, the focus changed to expanding commercial opportunities in some residential districts. One member described the Article as a small and incremental change for neighborhoods that could make a significant difference to the 26% of residents who work from home in Arlington. According to the petitioner's research, there are approximately 1,900 parcels in the R3-R7 districts, or 15% of total parcels.

Members had a number of concerns. These included the understudied impacts on infrastructure, particularly sewer capacity, from introducing new uses like restaurants and catering businesses in residential districts. One Board member noted that the proposed changes would make uses by right in residential districts that are only allowed by Special Permit in some business districts and noted that two rows of the Office Uses table could be combined, as proposed by the Article. Several members also noted that the revised Article would still not allow for some potentially beneficial commercial uses in neighborhoods, such as corner stores. Some noted that the proposal could result in the loss of residential property as residential buildings were converted to commercial use, and expressed their disappointment with that potential "trade-off" of residential units for the new business uses.

Several members brought up concerns they had previously expressed to the petitioner, including the number of employees allowed per business and other potential amendments to expand business uses in the residential district (such as adding occupations as a residential accessory use, or revising Section 5.10.1). Overall, the Board felt that the Article would not address some of the most significant issues preventing the expansion of commercial opportunities in Arlington and was overly broad.

The dissenting member of the Board felt that the R3-R7 districts were appropriately located for the type and scale of business uses proposed.

#### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE: No Action (4-1, Mr. Revilak dissented) – that no action be taken on Article 38.**

# ARTICLE 39:

## 17 PALMER STREET TO THE MBTA NEIGHBORHOOD DISTRICT

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

### **ARTICLE 39 ZONING BYLAW AMENDMENT / 17 PALMER STREET TO THE MBTA NEIGHBORHOOD DISTRICT**

To see if the Town will vote to add the Address of 17 Palmer St., zoned R2 Residential Two-Family, to the Neighborhood Multi-Family (NMF) Housing Overlay District; or take any action related thereto.

(Inserted at the request of John E. Heraty and 10 registered voters)

### **DISCUSSION**

Article 39, filed by the owner of 17 Palmer Street, proposes to rezone 17 Palmer Street to be included in the Neighborhood Multi-Family (NMF) Housing Overlay District. Many of the properties near 17 Palmer Street are already included in the NMF district, including an abutting property. Increasing housing is a goal of the Town, and rezoning this property would allow the owner to add additional residential units to the property. The location between Broadway and Mass Ave is appropriate for denser development. The Board believes that 17 Palmer Street is an appropriate addition to the NMF district. All notification requirements in Section 1.5 of the Zoning Bylaw have been met.

### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:**

### **DRAFT AMENDMENT**

**Amend the MBTA Communities Overlay District Parcel List for the Neighborhood Multi-Family (NMF) Subdistrict as follows:**

- Add a row to the Parcel List table to include the property at 17 Palmer Street; so that said row reads as follows:

Address	Owner	Existing Use Codes	Existing Use Description	Parcel Acres	Parcel Square Footage
17 Palmer St.	Heraty, John E./ Kielty Real Estate Trust	105	Three-Family Residential	0.15324	6,675

**Amend the Zoning Map as follows:**

A map showing the parcel to be rezoned is attached hereto as [Exhibit "D"](#) on page [60](#).

## ARTICLE 40: TWO-FAMILY CONSTRUCTION ALLOWED BY RIGHT IN R0 AND R1 RESIDENTIAL ZONES

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

---

### ARTICLE 40 ZONING BYLAW AMENDMENT / TWO-FAMILY CONSTRUCTION ALLOWED BY RIGHT IN R0 AND R1 RESIDENTIAL ZONES

---

To see if the Town will vote to amend Section 5.4 of the Zoning Bylaw by amending definitions and expanding allowable residential uses in R0 Large Lot Single-Family District and R1 Single-Family District; or take any action related thereto.

(Inserted at the request of David Levy and 10 registered voters)

---

#### DISCUSSION

Article 40 proposes to allow the construction of two-family dwellings in the R0 and R1 residential districts which currently only permit single-family dwellings by right. In many areas, developers are already tearing down older single-family homes and rebuilding houses that are much larger, maximizing what is allowable under the dimensional restrictions of the Zoning Bylaw. If those homes could provide two units rather than just one, they would each be less expensive than a single larger house, although they would likely be more expensive than the previous house. This article would not change any of the dimensional requirements, so two-family homes could not be built any larger than single-family homes are currently allowed to be.

One member of the Board noted that the original rationale for zoning in general, dating back to the Euclid vs. Ambler Realty case decided by the Supreme Court in 1926, was to separate industrial uses from residential uses. But that rationale did not explain why municipalities might want to limit the number of residential units on each lot in residential districts. The Supreme Court justified that type of restriction by referring to apartment buildings as “parasites” and saying that they would destroy single-family neighborhoods. That aspect of the Euclid decision has been criticized ever since it was issued. Many two-family homes are currently sprinkled throughout the R1 districts in Arlington, and they do not have a negative impact on the nearby single-family homes.

Board members noted that because this article will not change the dimensional regulations in R0 and R1 districts, it will not lead to a greater loss of green space and trees than is already allowed to happen when large single-family homes are built.

One Board member explained that a similar change has been enacted in Minneapolis and statewide in Oregon. In both places, change has happened gradually, and it will likely be gradual in Arlington as well. It has taken decades for limitations on housing to create a housing shortage, and it will likely take decades to reverse it.

One Board member noted that it is already possible to add a second unit in the R0 and R1 districts by building an accessory dwelling unit, so it is not necessary to further change the use tables to allow for two-family and duplex dwellings.

Some Board members also expressed concern with the lack of community outreach and engagement about this article; many homeowners in the R0 and R1 districts do not know that this change has been proposed. They stated that the Board and DPCD worked hard to engage all the voices that needed to be heard in the MBTA Communities process in 2023, and those voices and unique perspectives enriched the plan that was ultimately passed. That depth and breadth of community engagement has not happened in this case. It is difficult for an individual resident to engage in that level of outreach, so it might make sense in the future for proposals that make this significant a change to come from the Board, which can use the resources of Town staff to plan public meetings and engage in widespread communication. Note that because this is a proposed definition and change of use modification in the Zoning Bylaw and not a map change, no legal notice to parcel owners or abutters is required.

#### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE: Favorable Action (3-2, Ms. Zsebery and Mr. Lau dissented) – that the Zoning Bylaw be and hereby is amended as follows:**

#### **DRAFT AMENDMENT**

**Amend SECTION 5.4.1.A, as follows:**

- A. R0, R1, and R2. The R0, R1, and R2 districts are traditional residential districts. Together, these districts comprise a substantial majority of the residentially zoned land in Arlington.
  - (1) R0: ~~Large Lot Single-Family Residential~~ District. The ~~Large Lot Single-Family Residential~~ District has the lowest residential density of all districts and is generally served by local streets only. The Town discourages intensive land uses, uses that would detract from the ~~single-family~~ residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.
  - (2) R1: ~~Single-Family Residential~~ District. The predominant uses in R1 are single-family, two-family, and duplex dwellings, and public land and buildings. The Town discourages intensive land uses, uses that would detract from the ~~single-family~~ residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.

**Amend SECTION 5.4.2, Dimensional and Density Requirements, Subsection A, Tables of Dimensional and Density Regulations, as follows:**

- Change the “R District Building Height and Floor Area Ratio Regulations” table; combine the rows relating to R0, R1, and R2 structures such that it includes “Single Family detached dwelling, two-family dwelling, duplex dwelling” on the first line;

so that said rows read as follows:

District Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
R0, R1, <u>R2</u>			
Single Family detached dwelling, <u>two-family dwelling, duplex dwelling</u>	35	2 ½	-----
Other permitted structure	35	2 ½	0.35

Maximum Allowed			
<b>R2</b>			
<del>Single family detached dwelling, two-family dwelling or duplex dwelling</del>	35	2 ½	-----
<del>Other permitted structure</del>	35	2 ½	0.35

**Amend SECTION 5.4.3, Use Regulations for Residential Districts, as follows:**

- On line 3 of "Use Regulations for Residential Districts" table, labeled "Two-family dwelling, duplex," add the letter "Y" under the columns labeled "R0" and "R1";

so that said row read as follows:

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
<b>Residential</b>								
Two-family dwelling, duplex	<u>Y</u>	<u>Y</u>	Y	Y	Y	Y	Y	Y

## ARTICLE 41: AFFORDABLE HOUSING OVERLAY DISTRICT

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### **ARTICLE 41                      ZONING BYLAW AMENDMENT / AFFORDABLE HOUSING OVERLAY DISTRICT**

To see if the Town will vote to amend its Zoning Bylaw to create an Affordable Housing Overlay District so that housing meeting certain requirements with respect to affordability may be constructed as of right (including, without limitation, amendments to Sections 2 and 5 of the Zoning Bylaw to adopt such Affordable Housing Overlay District and amendments to Sections 4.1.2 and 4.2 of the Zoning Bylaw to add reference to such Affordable Housing Overlay District}; or take any action related thereto.

(Inserted at the request of Sanjay Newton and 10 registered voters)

### **DISCUSSION**

The proponents of Article 41 have requested that this article be withdrawn or that the Redevelopment Board recommend no action. The notice to property owners and abutters required under the Zoning Bylaw was not undertaken by the article proponents.

### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE: No Action (4-0, Mr. Revilak abstained) – that no action be taken on Article 41.**

## ARTICLE 42: AMENDMENT OF ZONING MAP TO INCLUDE AFFORDABLE HOUSING OVERLAY DISTRICT

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### ARTICLE 42 ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP TO INCLUDE AFFORDABLE HOUSING OVERLAY DISTRICT

To see if the Town will vote to amend its Zoning Map to include and reflect an Affordable Housing Overlay District, if such a District is approved by the Town at its 2025 Annual Town Meeting; or take any action related thereto.

(Inserted at the request of Sanjay Newton and 10 registered voters)

### DISCUSSION

The proponents of Article 42 have requested that this article be withdrawn or that the Redevelopment Board recommend no action. See Article 41.

### VOTE AND RECOMMENDATION TO TOWN MEETING

**VOTE: No Action (4-0, Mr. Revilak abstained) – that no action be taken on Article 42.**

## ARTICLE 43: PUBLIC SHADE TREES

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### ARTICLE 43

### ZONING BYLAW AMENDMENT / PUBLIC SHADE TREES

To see if the Town will vote to amend Section 6.3.4 of the Zoning Bylaw, which requires developers to plant a street tree every 25' in front of the property, to add provisions to increase the likelihood of survival of trees by requiring Tree Warden approval of chosen trees, more specific maintenance requirements, regular reports to DPCD on the health of trees planted, and planting on the private property if there is no suitable place in the public way (except for exceptional circumstances); or take any action related thereto.

(Inserted at the request of Susan Stamps and 10 registered voters)

### DISCUSSION

The Arlington Zoning Bylaw currently requires that developers plant one shade tree for every 25 feet of frontage along the public way, within planting strips or sidewalk tree wells. It also says that when no suitable location along the public way is available, the developer may be required to plant trees elsewhere on the property at the discretion of the Redevelopment Board or Zoning Board of Appeals. Article 43 proposes that Section 6.3.4 be amended to require that the Tree Warden approve the choice of trees for each project, and that the property owner water and maintain the trees for a 36-month period after installation. Any trees that did not survive would have to be replaced by the owner. Article 43 further proposes that planted trees are required to have a minimum 2" caliper, and that they be maintained according to certain standards, either the USDA Forest Service Tree Owner's Manual or other standard the Board may designate.

In discussion with the article's proponent, it became clear that while the Board had some concerns about the proposed article, most Board members were generally supportive. However, one member of the Board felt that the Zoning Bylaw currently provides adequate regulations for the planting of public shade trees and that further requirements for planting and maintenance of street trees are onerous and may hinder development so he could not support the article.

Board members discussed the need for a mechanism for enforcement of the requirement that dead and declining trees be replaced by the property owner. In cases of non-compliance, the Board may seek to reopen the special permit granted to a developer and meet to discuss the issue, or enforcement could be taken by Inspectional Services. Board members also discussed the requirement that the Tree Warden individually approve every tree species to be planted and concluded that it was necessary to ensure that appropriate tree species are planted in appropriate areas. Members were concerned that the proposal would take away the flexibility in Section 6.3.4.E of the Zoning Bylaw, which gives the Board the authority to work with developers to determine the best option to locate trees on a particular property. The article's proponent agreed to remove proposed changes to Section 6.3.4.E.



**VOTE AND RECOMMENDATION TO TOWN MEETING**

---

**VOTE: Favorable Action (4-1, Mr. Lau dissented) – that the Zoning Bylaw be and hereby is amended as follows:**

**DRAFT AMENDMENT**

---

**Amend SECTION 6.3, as follows:**

**6.3 PUBLIC SHADE TREES****6.3.1. Purpose**

The purpose of this Section 6.3 is to:

- A. Provide for adequate shade tree coverage along Arlington's main corridors;
- B. Implement carbon neutral policies of the Town of Arlington;
- C. Address heat island effects emanating from Arlington's ~~main corridors~~ streets and buildings;
- D. Enhance public health and walkability with proper shading.

[...]

**6.3.4. Standards**

- A. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips.
- B. Trees shall be selected from the ~~approved~~ tree list set forth by the Tree Committee and approved by the Tree Warden. The Tree Warden shall approve the choice of trees for each project.
- C. When planted, trees must be a minimum ~~height of ten (10) feet or caliper of two (2) inches in caliper.~~
- D. All new trees shall be maintained, including watering, by the Owner, in accordance with ~~American Standard for Nursery Stock standards~~ the USDA Forest Service Tree Owner's Manual standards, or other standards the Redevelopment Board may designate, for a period of no less than 36 months from the date of planting. ~~, or other standards the Redevelopment Board may designate.~~ Replacement trees of similar size approved by the Tree Warden are required to be planted by the Owner in the event of tree death or decline during the 36-month period. Properties in which there are preexisting public shade trees at the required spacing along the public way are exempt.

[...]

**6.3.5. Computation**

When computation of the number of required public shade trees results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number. The Arlington Redevelopment Board may allow the owner to make a financial contribution to the Arlington Tree Fund in an amount equivalent to the full and fair market value of the additional whole tree.

## ARTICLE 44: AFFORDABLE HOUSING OVERLAY DISTRICT

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

### **ARTICLE 44                      ZONING BYLAW AMENDMENT / AFFORDABLE HOUSING OVERLAY DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to establish an affordable housing overlay district to allow multi-family affordable housing as-of-right in any district except Industrial or Open Space; or take any action related thereto.

(Inserted at the request of John L. Worden III and 10 registered voters)

### **DISCUSSION**

The proponent of Article 44 did not submit any main motion language to the Board, so no specific amendments to the bylaw have been proposed.

The Board noted that this proposal is for an overlay district that rezones all the residential and business parcels in Arlington. The notice to property owners and abutters required under the Zoning Bylaw was not undertaken by the article proponent.

### **VOTE AND RECOMMENDATION TO TOWN MEETING**

**VOTE: No Action (4-0, Mr. Revilak abstained) – that no action be taken on Article 44.**

## Comparison of B1 and B2A districts

### B District Lot Regulations – excerpt from 5.5.2.A

District / Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	6,000	2,500	60
Mixed-use	5,000	-----	50
Any other permitted use	5,000	2,500	50
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	6,000	2,500	60
Apartments on street w/ ROW =<50 ft.	20,000	1,450	100
Apartments on street w/ ROW >50 ft.	20,000	700	100
Mixed-use <=20,000 sq. ft.	-----	-----	50
Mixed-use >20,000 sq. ft.	>20,000	700	50
Any other permitted use	-----	-----	50

### B District Yard and Open Space Requirements – excerpt from 5.5.2.A

District / Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	20	10	20
Mixed-use	20	10	*
Any other permitted use	20	10	*
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	20	10	20
Apartments on street w/ ROW =<50 ft.	15	10+(L/10)	*
Apartments on street w/ ROW >50 ft.	15+(H/10)	(H+L)/6	
Mixed-use <=20,000 sq. ft.	0	0	*
Mixed-use >20,000 sq. ft.	0	0	*
Any other permitted use	-----	-----	*

Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.15 for buildings of uneven alignment or height. H is the height of that part of the building for which the setback or yard is to be calculated.

\* 0 feet when abutting an alley or rear right-of-way of at least 10 feet of width

\* 10 feet when abutting a non-residential district

\* 20 feet for three or fewer stories when abutting a residential district

\* For buildings of four or more stories: 20 feet for the first three stories and 30 feet for the fourth and higher stories when abutting a residential district

\* If the rear yard abuts both a residential and non-residential district, the minimum requirement for the residential district shall apply.

**B District Open Space and Lot Coverage – excerpt from 5.5.2.A**

District / Use	Minimum/Maximum Requirement		
	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	10%	30%	-----
Mixed-use	20%	---	-----
Any other permitted use	20%	---	-----
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	10%	30%	-----
Apartments on street w/ ROW =<50 ft.	10%	25%	-----
Apartments on street w/ ROW >50 ft.	10%	20%	-----
Mixed-use <=20,000 sq. ft.	15%	---	-----
Mixed-use >20,000 sq. ft.	15%	---	-----
Any other permitted use	15%	---	-----
Note: In the Business Districts, the district dimensional requirements for Landscaped Open Space and Usable Open Space are calculated based on the lot size.			

**B District Building Height and Floor Area Ratio Regulations – excerpt from 5.5.2.A**

District / Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	35	2 ½	0.75
Mixed-use	35	3	0.75
Any other permitted use	35	3	0.75
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	35	2 ½	0.75
Apartments on street w/ ROW =<50 ft.	35	3	0.80
Apartments on street w/ROW >50 ft.	40	4	1.20
	25		
Mixed-use <= 20,000 sq. ft.	60	5	3.00
	50	4	
Mixed-use >20,000 sq. ft.	50	4	2.00
	40	3	
Any other permitted use	35	3	1.00

## Use Regulations for Business Districts – excerpt from 5.5.3.

Class of Use	B1	B2A
<b>Residential</b>		
Single-family detached dwelling		
Two-family dwelling, duplex dwelling		
Six or more single-family dwellings or six or more units in two-family dwellings or duplex dwellings on one or more contiguous lots	SP	SP
Three-family dwelling	SP	SP
Townhouse	SP	SP
Apartment building		SP
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building	SP	
Single-room occupancy building	SP	
Group home	Y	Y
Hotel/Motel		SP
Conversion of one or two-family dwelling to bed and breakfast	SP	SP
Assisted living residence		
Dormitory ( <i>Note: See Section 3.5 if use is for educational or religious purposes.</i> )	Y	Y
<b>Institutional, Educational</b>		
Community center, youth club, adult education center, or similar facility operated by a non-profit institution ( <i>Note: See Section 3.5 if use is for educational or religious purposes.</i> )	SP	
Nonprofit, members-only private club or lodge	SP	SP
Non-exempt educational use, e.g., trade, driving, music, dancing school		Y
Library, museum, or art gallery open to the public and not conducted as a private gainful business. ( <i>Note: See Section 3.5 if use is for educational or religious purposes.</i> )	SP	SP
<b>Agricultural</b>		
Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted outdoors or commercial greenhouse		Y
Farm on less than 5 acres unless otherwise exempt under <a href="#">G.L. c. 40A, §3</a> , or market garden provided that all goods or produce sold are grown on the premises	Y	Y
<b>Public, Recreational, Entertainment</b>		
Conservation land	Y	Y
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation facility not conducted as a private gainful business		
Municipal or non-profit recreation building	Y	Y
Municipal or non-profit enclosed entertainment and recreation facilities		SP
Fire station	Y	Y
Police station	Y	Y
<b>Public, Recreational, Entertainment</b>		
Town office building	Y	Y
Municipal public works yard and associated maintenance, storage, and office facilities	SP	SP
<b>Utility, Transportation, Communications</b>		
Bus, transit, railroad station		SP
Motor freight terminal		
Essential services	SP	SP
Radio or television studio or receiving facility without wireless transmitting facilities	Y	SP

Class of Use	B1	B2A
Municipal or other public parking area or structure	SP	SP
Commercial parking or vehicle storage facility, with no repairs, servicing or sale of gasoline		SP
Residential surface parking lot serving residential uses in another district provided that: <ul style="list-style-type: none"> <li>The lot used for parking abuts the residential property it serves for at least 50 ft.; and</li> <li>Both lots are under common ownership; and</li> <li>The parking lot complies with the screening provisions of Section 6.1</li> </ul>	SP	SP
Wireless Communication Facility		
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building		SP
In a building other than a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building		SP
In building other than Town building, use of which is exempt under <a href="#">G.L. c. 40A, § 3</a> ; wireless facility shall not extend above the highest point of the building	SP	
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y
<b>Commercial &amp; Storage Uses</b>		
Motor vehicle sales and rental, sale of auto parts, and accessory storage entirely within an enclosed structure, provided the neighborhood is protected from noise, fumes, gases, smoke and vapor		
Outdoor sales and storage of undamaged, operable automobiles		
Auto repair shop, not including a junkyard or open storage of abandoned vehicles, body work or auto painting		
Car wash facility		
Auto service station		
<b>Personal, Consumer and Business Services</b>		
Copy center or print shop for sheet-fed printing		Y
Bank, credit union or other financial service; <2,000 sq. ft.		Y
2,000 sq. ft. or more, or any drive-up banking service		SP
Personal service establishment		Y
Hand laundry, dry cleaning, or tailor with more than 5 employees on site at the same time		Y
<b>Personal, Consumer and Business Services</b>		
Consumer service establishment	SP	Y
• With more than 5 employees on site at the same time		SP
Funeral Home	Y	SP
Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building		Y
<b>Eating &amp; Drinking Establishments</b>		
Restaurant		
< 3,000 sq. ft. gross floor area	SP	Y
=> 3,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more		SP
Restaurant, Fast-Order Food		
< 1,500 sq. ft. in gross floor area		Y
=> 1,500 sq. ft., and any restaurant that is principal use on lot greater than 10,000 sq. ft. or more		SP
Restaurant, Drive-In Food Service		
Catering service		SP
<b>Retail</b>		
Retail, general, >3,000 sq. ft. gross floor area		SP
Retail, local; <3,000 sq. ft.		Y

Class of Use	B1	B2A
Manufacture, assembly, packaging of goods provided that at least 50% of such goods are sold at retail primarily on the premises		
<1,000 sq. ft.		Y
=>1,000 sq. ft.		SP
Marijuana Delivery-Only Retailer <sup>1</sup>		
Marijuana Retailer		SP
<b>Office Uses</b>		
Including but not limited to professional, business, or medical offices:		
• Less than 3,000 sq. ft. gross floor area per building	SP	Y
• 3,000 sq. ft. or more gross floor area per building		SP
• Office, display or sales space with no more than 25% of floor space used for assembly, packaging or storage of commodities		SP
• In an existing building originally designed for single- or two- family residential use, if the building retains its residential appearance and is on street with ROW of at least 50 ft.	SP	
• With ROW less than 50 ft.	SP	
<b>Wholesale Business &amp; Storage</b>		
Wholesale business in enclosed facility		SP
Wholesale storage and sale of flammable liquid, or wholesale business conducting at least half of the business at retail on the premises, based on business receipts		
Open or enclosed storage of vehicles		
<b>Commercial Entertainment, Amusement, Assembly Uses</b>		
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP
Outdoor entertainment and recreation facilities		SP
Enclosed entertainment and recreation facilities conducted for a profit		SP
Indoor Motion Picture Theater		SP
Adult Uses		
<b>Research, Laboratory, Related Uses</b>		
Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area	SP	SP
Research and development establishment		SP
Marijuana Research and Testing Facility		SP
<b>Light Industry</b>		
Laundry or dry cleaning plant		
Printing, binding, engraving plant		
Contractor's or Building Tradesman's yard		
Stone cutting, shaping, finishing in enclosed facility		
Truck service and repair		
Light manufacturing provided dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor in enclosed facility or disposed of properly and provided no noise or vibration is perceptible without instruments at a distance greater than 50 feet		
Marijuana Production Facility		
<b>Other Principal Uses</b>		
Medical Marijuana Treatment Center		SP
Artisanal fabrication	SP	SP
Artistic/creative production	SP	Y
Mixed-use	SP	SP

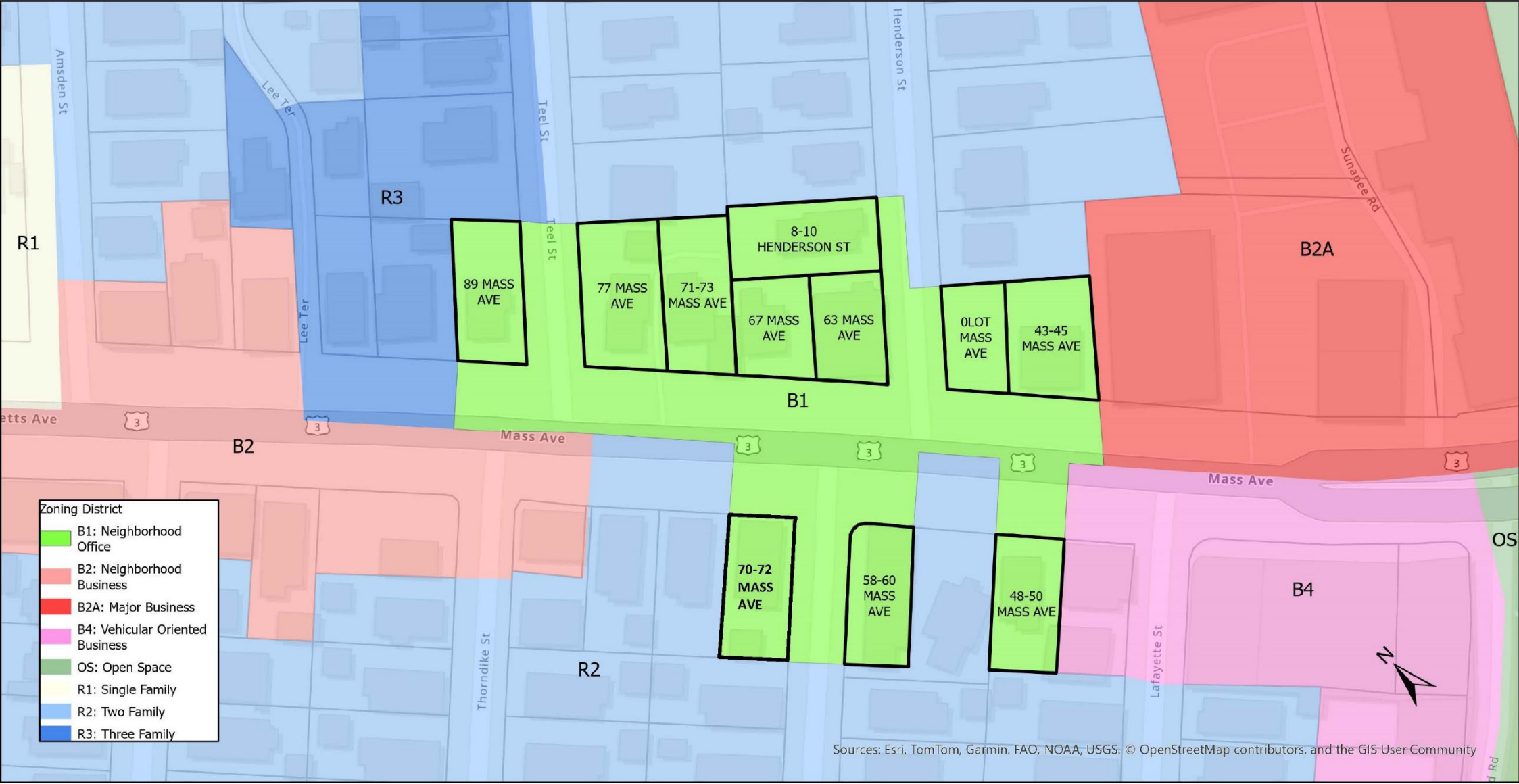
<sup>1</sup> See Section 2 definition of "Marijuana delivery-only retailer" for further information.

Class of Use	B1	B2A
<b>Accessory Uses</b>		
Accessory Dwelling	Y	Y
Renting of up to three rooms	Y	Y
Accessory private garage for noncommercial motor vehicles	Y	Y
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard		
Accessory structure not used as part of business	Y	Y
Home occupation or office	Y	Y
Physician or Clergy office within a residence with up to 1 nonresident employee	Y	Y
Family child care <sup>2</sup>	Y	Y
<b>Accessory Uses</b>		
Accessory retail or office use in apartment building over 20,000 square feet in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building		Y
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building		Y
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y
The storage or keeping of not more than one commercial vehicle:		
• In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y
• Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y
• Parking of not more than 4 commercially-owned shared vehicles	SP	Y
• Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town	SP	Y
Accessory outdoor storage; storage area not exceeding 25% of the lot coverage of the principal building.	SP	SP
Temporary food or beverage concession for profit at an event	Y	Y
Fundraising event conducted by an Arlington based non-profit organization, with no automated amusements	Y	Y
Other accessory use customarily incidental to permitted primary use	SP	SP
Activities accessory to a permitted use that are necessary in connection with scientific research	SP	SP
Up to three dwelling units in a building containing a business or service use	SP	SP
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use	SP	Y
Cable television studio and/or head end site including antenna and satellite reception facility		SP
Catering service	Y	Y

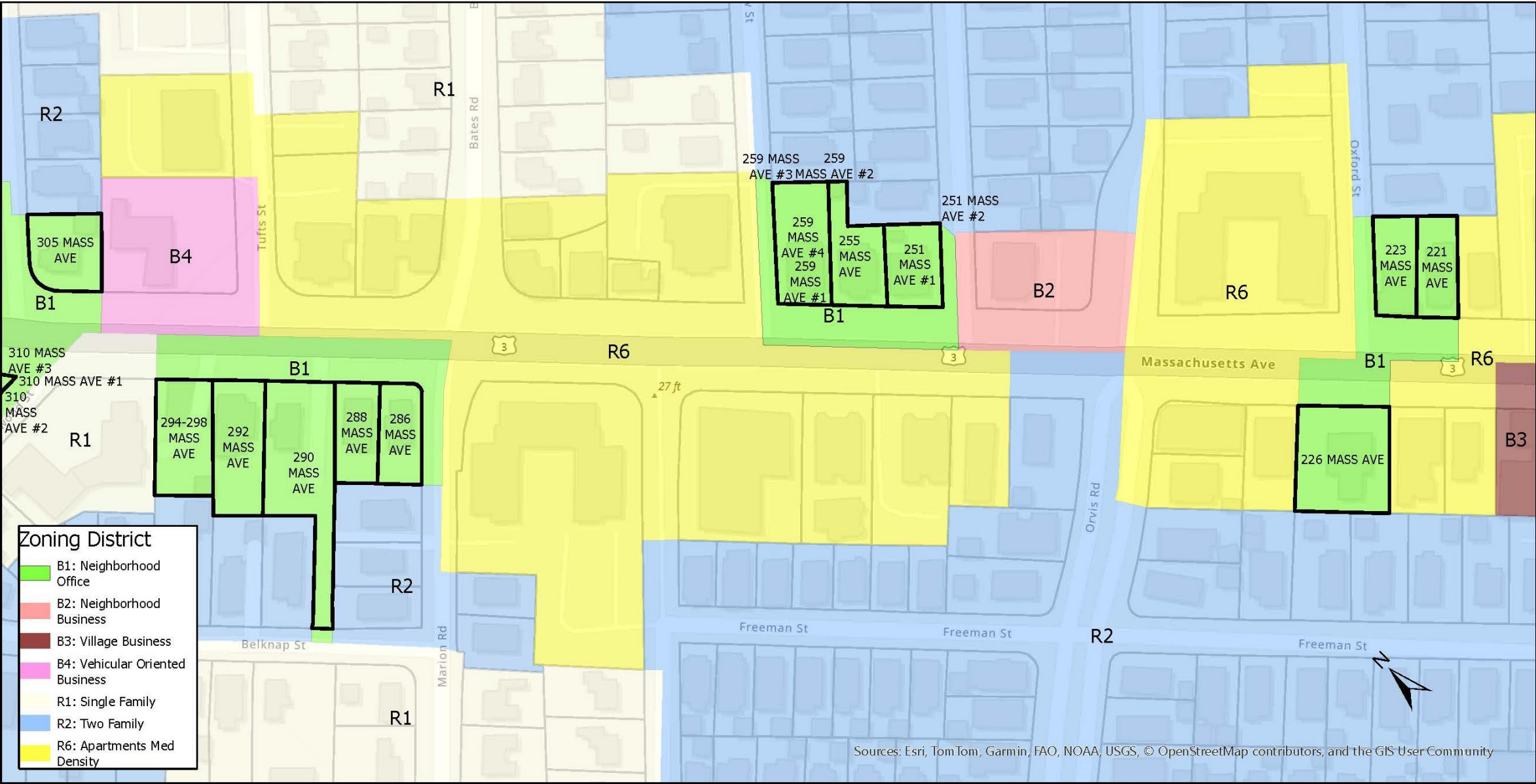
<sup>2</sup> When in compliance with the Commonwealth of Massachusetts Standards for the Licensure or Approval of Group Day Care Centers, and subject to and in compliance with the Arlington Redevelopment Board Rules and Regulations.



# B1 Zoned Parcels 43-89 Mass Ave

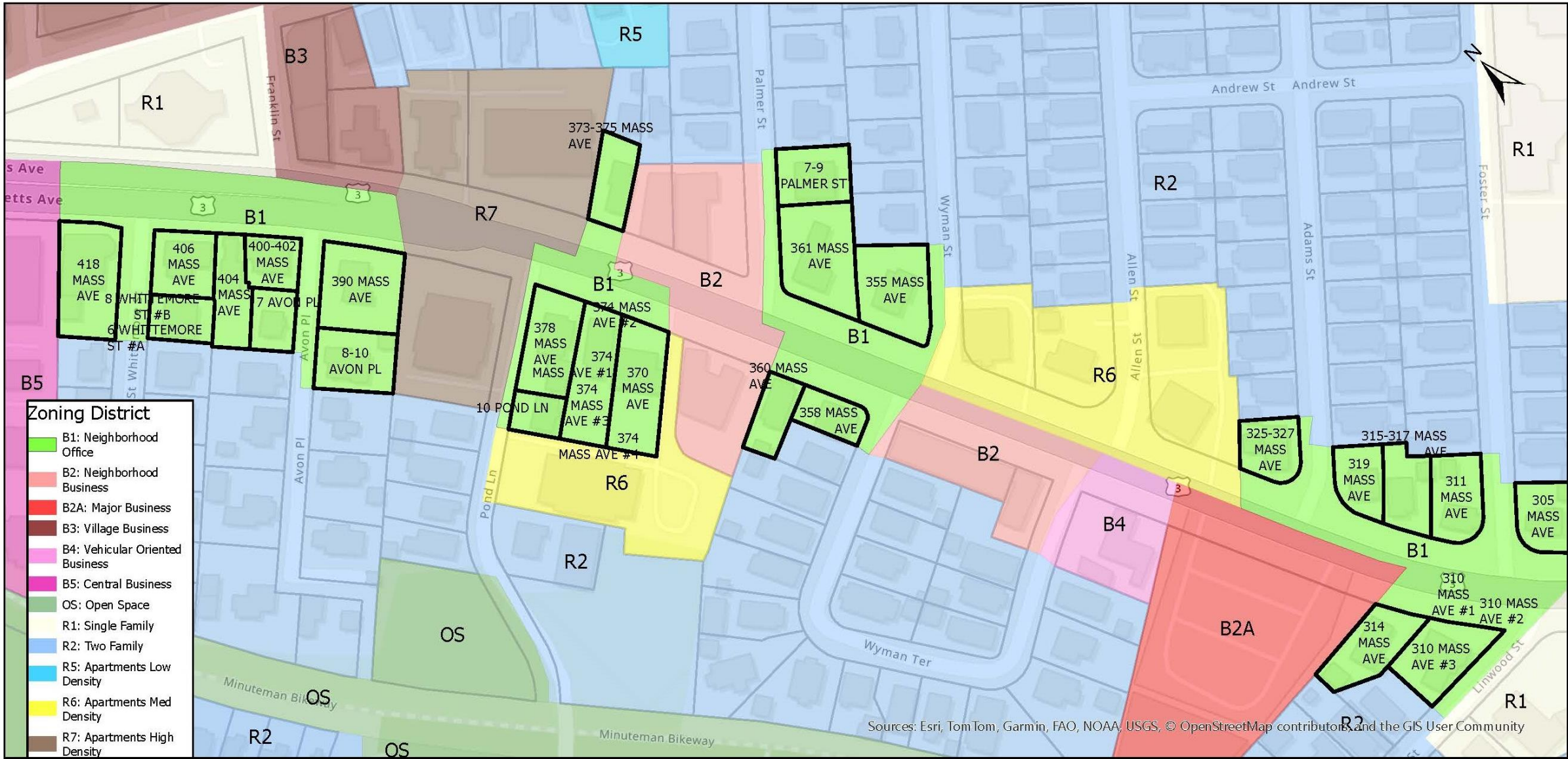


# B1 Zoned Parcels 221-305 Mass Ave



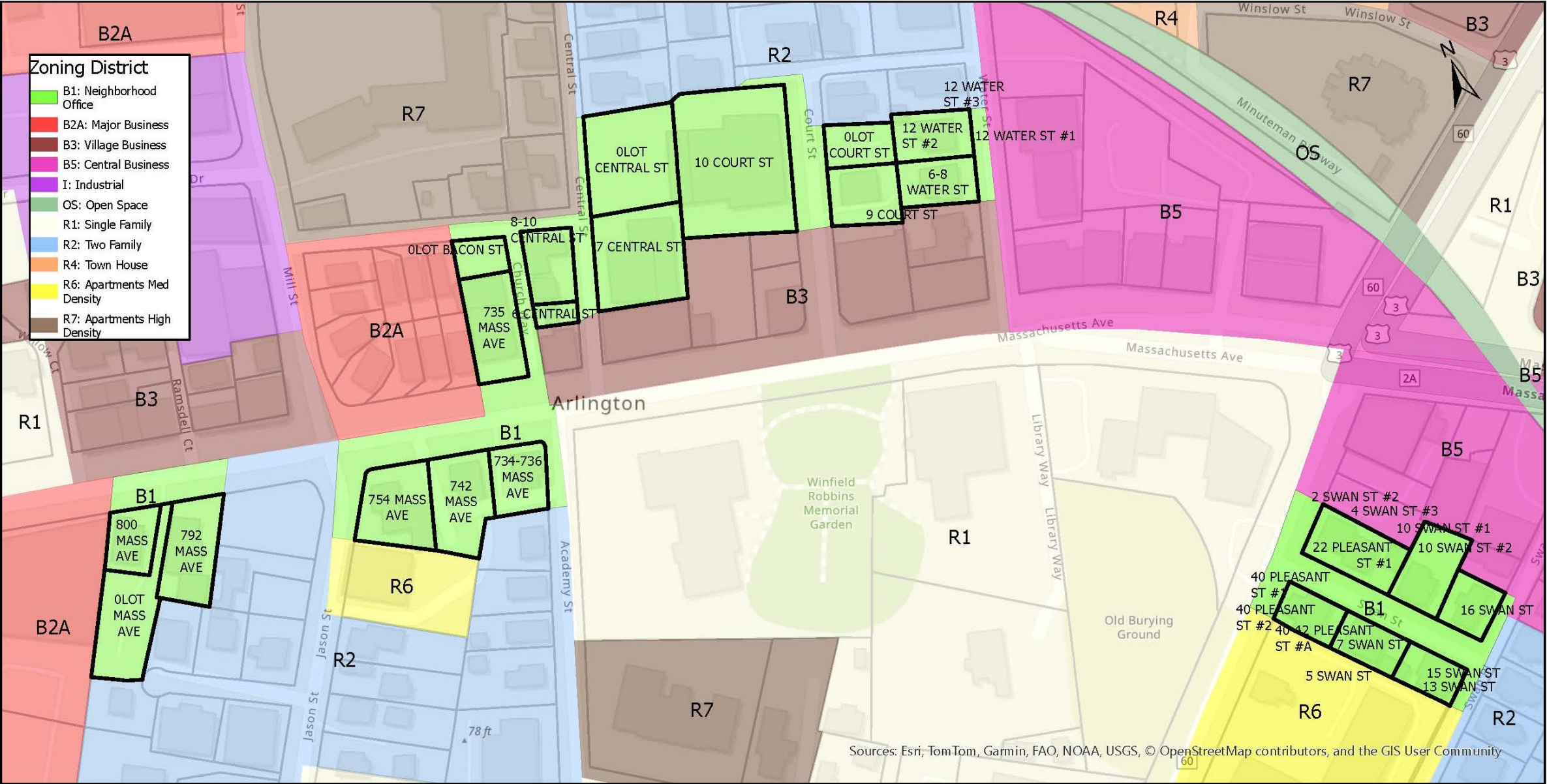


# B1 Zoned Parcels 305-418 Mass Ave



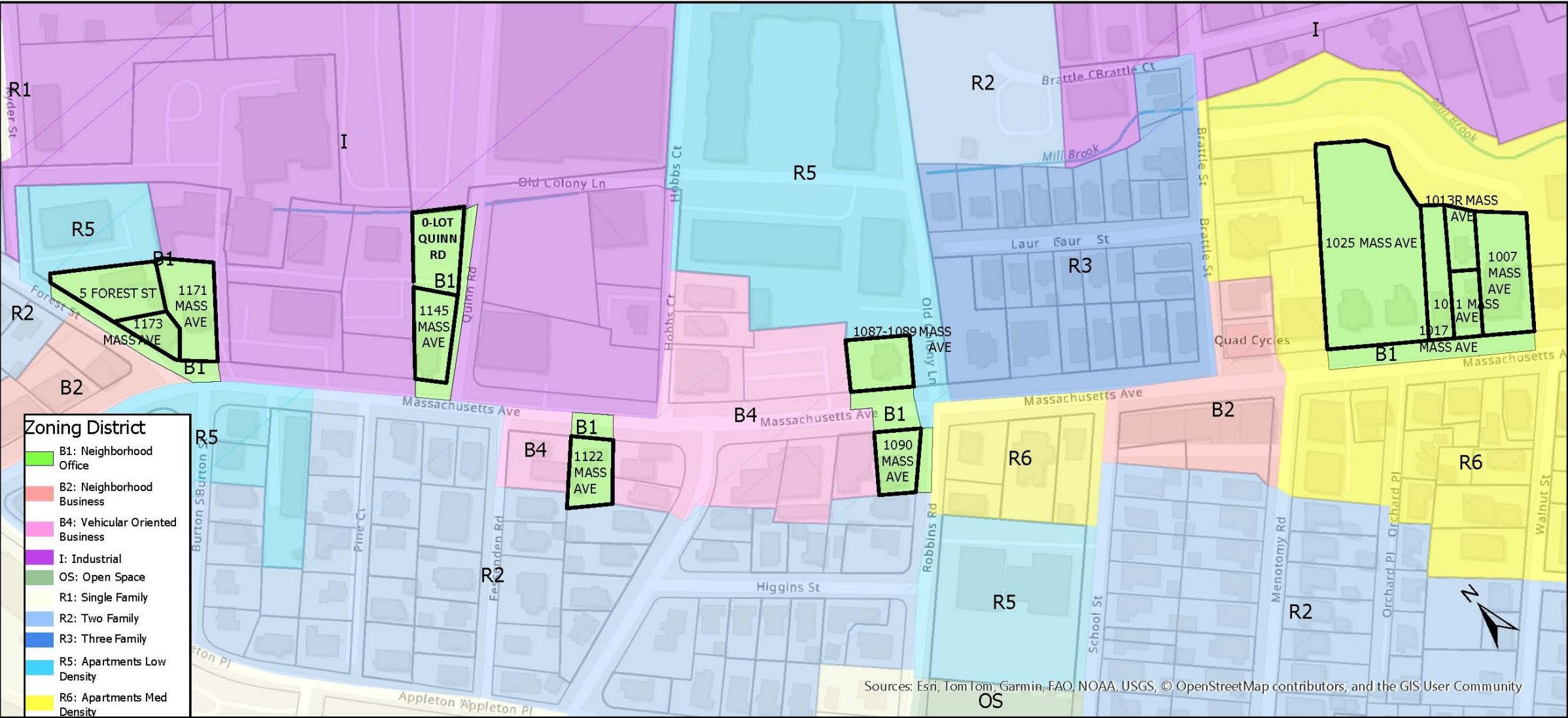


B1 Zoned Parcels  
734-800 Mass Ave  
Swan, Winter, Court, and Central St

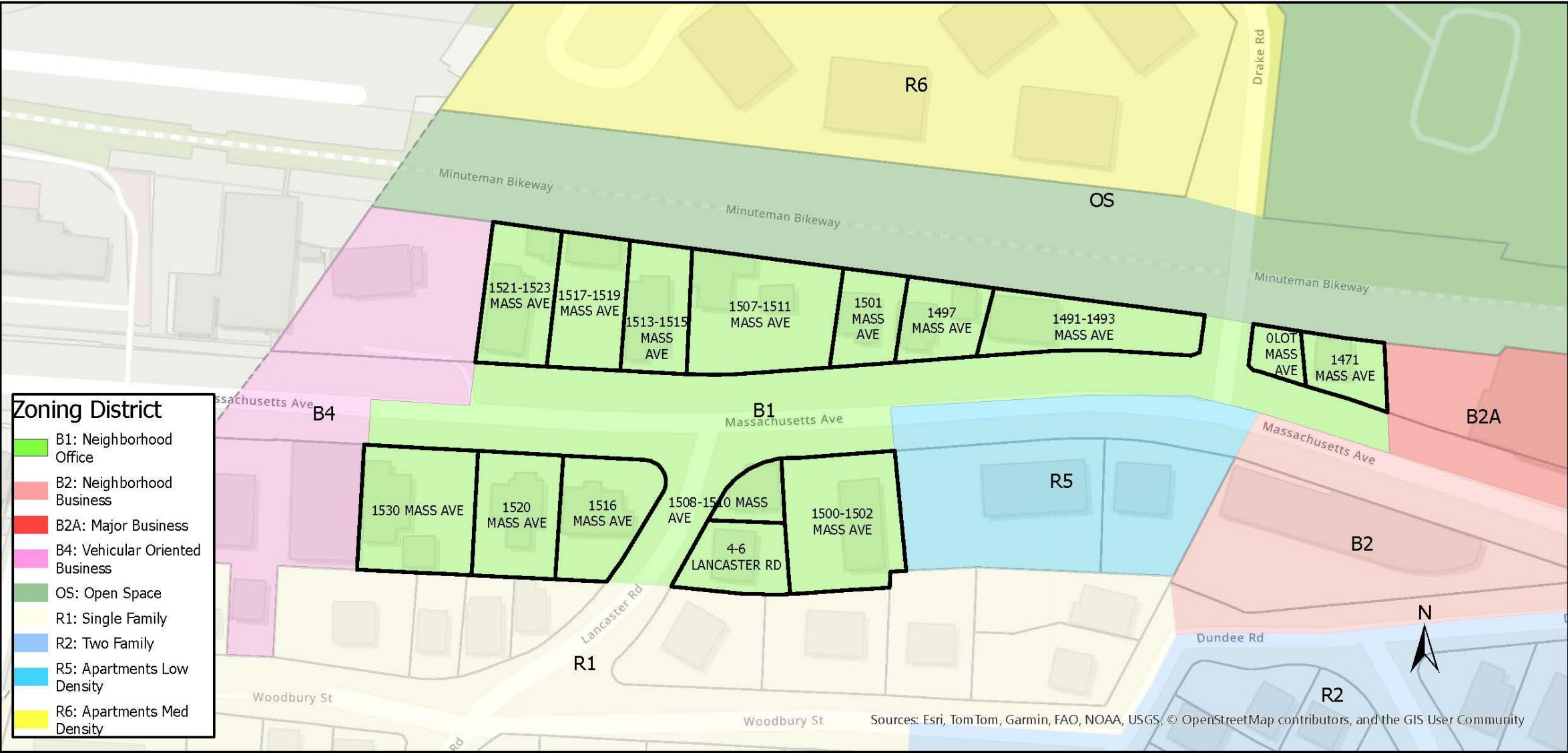




# B1 Zoned Parcels 1007- 1171 Mass Ave

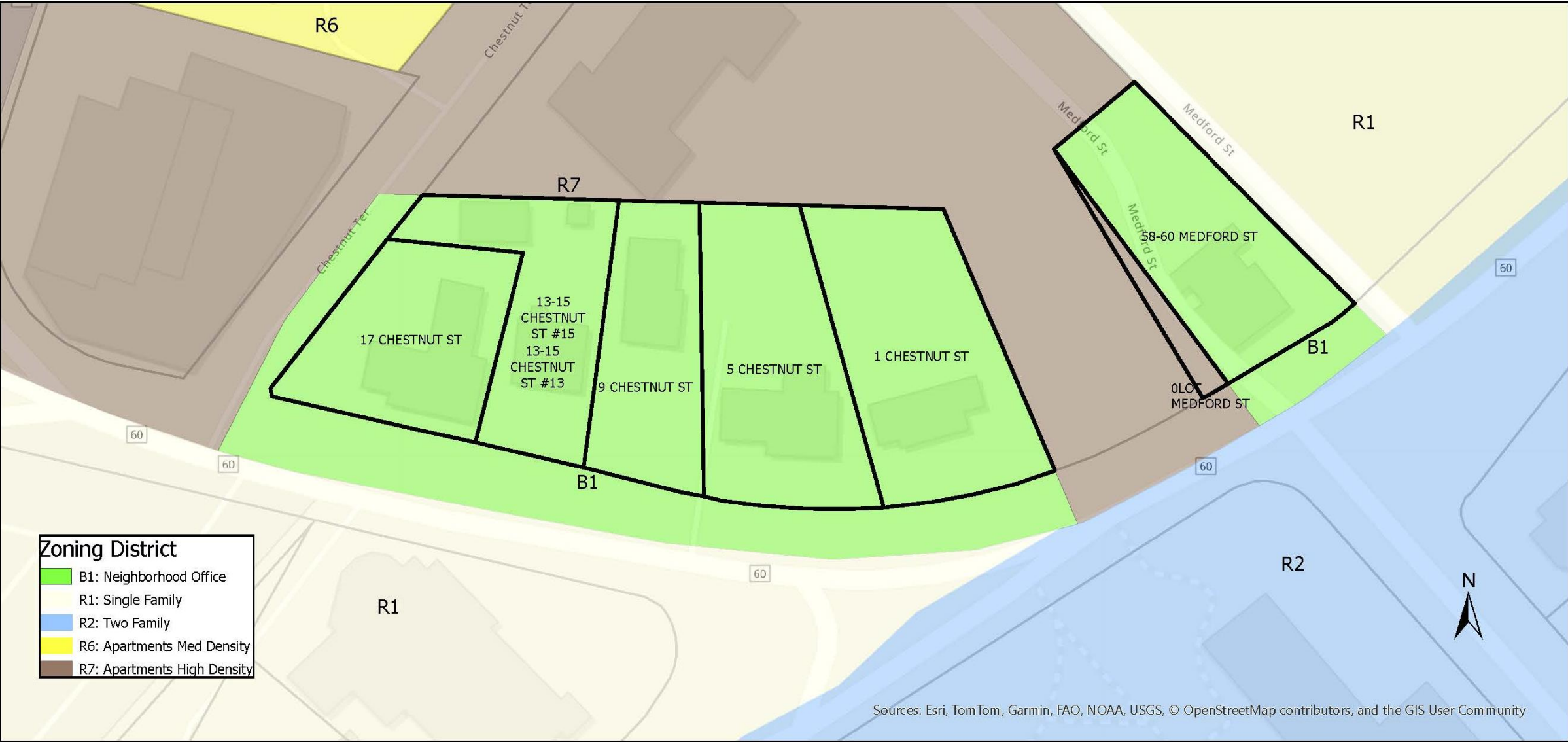


# B1 Zoned Parcels 1471-1530 Mass Ave





# B1 Zoned Parcels Medford and Chestnut St.









Multi-Family Housing Overlay Districts

- Mass Ave/Broadway Multi-Family Overlay District
- Neighborhood Multi-Family Overlay District

- Existing Context
- Open Space
  - Bike Trails / Multi-Use Paths
  - Local Historic Districts

